

**Minutes of the DSROA Board Meeting held May 14, 2022 10:00 am.**

**a) Welcome – Mike McNichols, Board President**

- i) Prayer
- ii) Silent Roll Call was performed by Jennifer Schaerer for Zoom attendees. A verbal roll call was also performed for those in attendance at the Ranch. Members present (including via zoom or phone):
  - (1) Mike McNichols (270)
  - (2) Jennifer Schaerer (038, 039)
  - (3) Kurt Jacobsen (90)
  - (4) Joe Bosze (107)
  - (5) Cindi Olson (017)
  - (6) Kathy Pierce (023, 024)
  - (7) Larry Clarkson (076)
  - (8) Bruce McQueen (101)
  - (9) Jeff and Tina Collins (121)
  - (10)Kevin & Cyndi Pool (64)
  - (11)Joe McElroy (122)
  - (12)Joan Smith (269)
  - (13)Brian & Cathy Castle (130)
  - (14)Mark & Terry Wery (230)
  - (15)Karen Frei (13)
  - (16)Mae Woolsey (220)
  - (17)Vance Green (155/156)
  - (18)Israel Whitbeck (274)
  - (19)Gary and Anne Clark (144)
  - (20)Jill Green (180)
  - (21)Brent Fullmer (117)
  - (22)Mike and Teresa Jordison (67)
  - (23)Scott Hill (182)
  - (24)Dave Ritter (129/288/289)
  - (25)Gary and Renee VanArsdale (19/59)
  - (26)Dan Wirt (28-33,40-43)
  - (27)Jeff Michelsen (113)
  - (28)Candy Bosze (107)
  - (29)Cade Hoff (under contract for lot 83)
  - (30)Byron Averett (003)
- iii) Mike informed all that the meeting is being recorded. Zoom participation guidelines for transcription; please come to the microphone and state name when speaking so the transcription will include identification.

## **2. Presentation and approval March meeting minutes – Cindi Olson**

A motion to approve the minutes for the April 19, 2022 meeting was made by Cindi Olson, seconded by Kathy Pierce and the minutes were approved unanimously.

## **3. Treasurer Report – Joe Bosze**

There is \$148,686 in checking acct, \$61,244 in savings, and \$4270 in special savings

95% of member dues has been collected so far. 74% of income from rentals. Automotive and heavy equipment has us in the hole now but other than that we are in good shape.

Question for Joe from Jeff M.: Actuals report shows a negative donation, what is that for? Answer from Jennifer S: It is a donation to Utah horsemen's Association of a one week cabin stay in the garden cabin at the end of June.

## **4. Office Report – Jennifer Schaerer**

New Members: Two new members as of April, with 11 pending for May.

Booking Rate for cabins: For May we have 219 nights available, 126 are booked that's a 56% booking rate. For June there are 300 nights available. 191 are booked that's a 64% booking rate. July 310 nights available 176 booked 57% booking rate. For August we have 310 nights available only 85 book that's a 27% booking rate, September 300 nights available 31 booked 10% booking rate, October 220 nights available 32 booked 15% booking rate.

Obviously the big busy popular weeks and weekends get reserved well in advance, but there's still plenty of cabin time.

Assessments: we have 14 still outstanding of the 14 outstanding and unpaid two of those lots are for sale. So we should be able to collect those in escrow. And unfortunately we have three that are most likely going to need some more conversation because they have two years that are unpaid at this point in time.

## **5. Property Management Report – Jacobsen Management, LLC**

Dump truck running now

Cabin 4 almost finished, just needs cabinets. It now has a spiral staircase and a new floor, new trim and looks great. The Collins' were acknowledged for a job well done on the floor.

All cabins are open except 4.

Store items include candy, sodas, water, jug water, t-shirts, hats and now kids hats. Also Bath Bombs and shaving lotion and beard balm, lip balm, cuticle balm and rosewater re-hydrator. Will be stocking more grocery items and things like toothbrushes soon.

No word on the grader yet.

J-station repairs waiting on a valve. Water is available using the hose while J-station is out of service.

## **6. Brief report of area of responsibility, by each Board Member**

### **a. Mike McNichols**

Brad Pierce knocked down the dangerous hillside at the gravel pit and brought down quite a bit of gravel. He will be here Memorial Day weekend if anyone wishes to purchase gravel. Three types available, screened, unscreened, crushed. It can be delivered to your lot. Gravel and delivery charges will apply.

A diversion road has been planned to route traffic around the gravel pit for safety.

Scott Hill who works for a professional sign company, Yesco, has volunteered to head up the DSR road signage project. Vance has been working with him on the project. The project will include signage for safety (speed limit, blind corners), directional, and road names. Mike introduced Scott to Jeff Michelson who has some signs from an earlier sign project. Mike also encouraged members to notify the committee what signs are needed in their neighborhood and also is looking for volunteers to help with installations.

Kane County wildfire prevention will be widening roads and clearing brush and other fire hazards. This work should be completed by October 31. It was noted that grinding/burning/removal of slash will be done by Kane County, it is not the responsibility of the ranch.

Additional discussions occurred regarding: possibly turning the slash pile at the ranch into landfill, members were reminded not to dump branches and limbs into washes as it plugs up culverts and causes more damage, and that mistletoe should be removed from trees by cutting the branch off at least 3-4 inches back in order to get all the mistletoe roots as it will kill the tree eventually if not removed.

Jeff Michelson has drafted up a formal Deer Springs Ranch cross connection Control Prevention Policy for the State certified water system that will be effective July 1. It simply confirms the things that we have been doing all along. It will only affect a few owners but it applies to all owners so becoming familiar with it is recommended. A copy will be sent to all members.

Trout ponds will be stocked on Tuesday the 17<sup>th</sup>.

Parcel locker still needs keypad installed and we need to check our liability insurance and get waivers from everyone who will be participating. Will try to get it up and running by June 15.

Town Hall meeting is planned for directly after the monthly meeting in July. Kurt will prepare a main dish, and we will have a potluck. The purpose is for longer term members to help new members figure out how to get water, power, building permits, etc. Long time members have a lot of experience and knowledge to share with newer members so hopefully we will have a good turnout of both experienced and newer members.

b) Kurt Jacobsen  
Nothing further.

c) Cindi Olson

Volunteers: Thanked Scott for his work on the sign project, Kevin and Cyndi Poole for work on cabins, Vance for work on sign project and website, Brent for all he does around the ranch and asked everyone to welcome Pat, Colan, and Marilyn (workcampers). We still need workcampers for September and October.

The cluster mailbox idea is not dead yet, there is a new Postmaster and Cindi will continue to work on getting a cluster mailbox for DSR.

d) Joe Bozse  
Nothing further.

e) John Harris  
Not in attendance.

f) Kathy Pierce  
Cabins are all up and running.  
S-curve on road to Johnny Brown is washing out, it's getting really bad. Asked Larry if he could contact the Brinkerhoff's to get a chapter 5 to work on their property. Larry will work on it.

g) Larry Clarkson  
Nothing further.

2) **7. Adjournment**

a) Next Board Meeting: June 18, 2022, 10 am at the Ranch. (Note: this was later changed to June 18, members to be notified.)

DocuSigned by:

*Cindi Olson*

6/28/2022

Submitted by: Cindi Olson, Secretary June 6, 2022

Cc: Jennifer Schaerer, all board members.