

## DEER SPRINGS OWNERS ASSOCIATION (MAY 30, 2015)

The minutes of the Board of Directors meeting held:

Deer Springs Ranch Headquarters, Utah at 1:00 PM

Name	Position	Responsibility	Term	Present	Absent
Phil Hall	President	Crawford	2016	X	
Robert Musko	Vice President	Roads & Fire; Slide	2016		X
Jodi Akers	Treasurer	Finance, Legal, Water; Broad Hollow	2015	X(T)	
Joe Bosze	Secretary	Equipment, Facilities, Cabins; Crawford	2015	X	
Bob Allen	Director	HOA, Reservations, Web; Podunk	2015	X	
Leland Gentry	Director	Agriculture, Wildlife; Podunk	2016		X
Art Ortalani	Director	Activities, Security, Safety; Lower Ranch	2015		X

1. **Call to order:** Phil Hall called the meeting to order at 1:10 PM with a prayer given by John Harris. Members present were: Brent Fulmer, Lee Bellar, Nancy Brayton, Renee Hall, and Candy Bosze. Leland Gentry, Robert Musko, Art Ortalani, Paul Brayton, and Linda Alderman were absent.
2. **Minutes:** The minutes from the April 11<sup>th</sup> meeting were presented for review. Remove 10D line as a duplicate.  
 \*\*\*\*\*Joe Bosze made a motion to approve the minutes. Jodi Akers seconded it. Minutes will be posted to the website.

**Unanimous Passed**

3. **Ranch Report:** Paul Brayton was absent so Nancy Brayton presented the report.
  - A. All cabins are open for the summer. There was some damage to vents and a chimney; they are fixed as well as all plumbing. Cabin 4 refrigerator was fixed. Water faucets were also repaired.
  - B. Roads were graded and culvert work was done. Paul cleaned the Half Moon cattle guard. The headquarters has a cattle guard installed, but it also needs a walking side gate. Gravel was spread around the headquarters entrance and around the generator area and well field road.
  - C. Johnny Brown cattle guard needs to be addressed. Robert Musko should be contacted. In Podunk, the culvert still needs for 1 pipe to be welded to fix it. Lee Bellar will speak to Val Cram to complete. No money or compensations will be made as per Lee Bellar. John Harris offered his welder and generator.
  - D. The grader has broken lines that need repair. It has been used often due to the rain this season. Brush hogging has been done. Fences have been fixed. The corrals need work.

E. The catchment for Half Moon appears to be too big for water to go to the culvert and Half Moon Reservoir. Rocks were added at the catchment area to decrease erosion.

F. This month the County sprayed the thistle, a noxious plant, to decrease its spread.

G. Allen Marion fixed areas of ranch roads with additional \$3-4,000 from Phil Hall.

H. A bypass cattle gate (in the Meadow, north of the ponds) is needed to be completed at the cattle guard by Lloyd Jessop as it has already been agreed upon with Paul Brayton.

G. The Skutumpah Gravel Pit was closed down by the Department of Labor because of minors operating it. Minors are not to work on Federal Land. DSR must be prudent and protect ourselves to not let this happen. We will inform all others of this policy for minors to NOT work on our pit so it is not closed. Phil will follow up with Allen Marion.

4 & 6. **Legal:** Phil Hall researched and stated that no signed copy of the Bylaws was found.

A. A Resolution of Directors of Deer Springs Ranch Owners Association was presented to the Board to ratify and republish the Bylaws of the Association.

\*\*\*\*\* Phil Hall made a motion to sign the resolution of the directors for the Bylaws. Bob Allen seconded it. It will be signed at the end of the meeting.

**Unanimous Passed**

B. A Resolution explaining a Temporary Action Regarding Water Policy was introduced. It was concerning surface water rights. An owner can still apply for the .45 acre ft for a well.

\*\*\*\*\*Jodi Akers made a motion to accept the temporary action regarding the water policy. Phil Hall seconded it. It will be signed at the end of the meeting.

**Unanimous Passed**

5. **Finance:** Jodi Akers gave the financial report. The ranch has \$123,000 in for assessments (\$10,000 more than anticipated at this time). Profit and Loss looks good up to April. Refer to Linda Alderman for a complete analysis.

7. **Roads and Fire Protection:** Robert Musko was absent. Joe Bosze presented the information from Robert's email. Easements on roads are for utilities only according to our PC&Rs; issues have been brought to the board from two DSROA members. This information will be sent to the two members; it will be considered a private matter and the board will not get involved with the easement issue between two private lot owners. The board will only make decisions concerning association roads or lots.

8. **Equipment and Cabin Maintenance:** Joe Bosze stated that the oil changes were made on the Kubota. The stairs on Cabin 3 are a work in progress. Ideas were presented for an immediate fix and a long term fix for next year when money is available in the budget.

9. **Reservations:** Bob Allen missed the last HOA meeting in ST George, but he will hear from them on Monday and email the board.

10. **Water Resources:** Jodi Akers reported on the field trip taken on April 13<sup>th</sup> by Jodi Akers, Joe and Candy Bosze, Brent Fulmer, Vance Green, Paul Brayton, Bob Allen, and Lee Bellar.

A. Lot 1 Mud Springs across Jones lot was reviewed.

1. There appeared to be no benefit to the membership for any future pipe and digging at this location. The pond on Association land Lot 1 was empty but the water was overflowing from the tanks that feed it (from Oak Springs). Lee Bellar stated that he could remove the moss from the bottom of it before it is filled. Paul Brayton will be asked as the manager to

get answers on the pond. Linda Alderman will be asked to contact Val Cram by email concerning the filling of the pond. Paul will follow through to have it filled.

2. Half Moon Reservoir had silt building up and a breach in the ditch; this has been fixed. A culvert was also added. Cost for repairs was \$5,000. Now to maintain it should be about \$500 a year.

3. Bear Springs – The area was reviewed and discussed as to the viability of maintaining it. The general consensus was to reseed it @ about \$1000 and allow for the natural vegetation to grow back. We will check with Leland Gentry for budget.

B. Correspondence with Barry Clarkson concerning the water rights should be with our attorney Bruce Jenkins as there are concerns from both sides. It is a legal situation and the work is ongoing.

C. Testing of water sources on Association land should always be first contact with the board or the water committee (including Ranch Manager) for approval and acknowledgment of the process – the protocol. No notice had been given by Dale Clarkson for this seismic testing. Damage to Half Moon and the Well Field and our water supply could have happened. It did not, but future underground testing should be following protocol. We should restate this in the newsletter. Members could have been notified and done similar testing for water for possible wells. It was a good idea but needed prior authorization. Contacts and addresses for this company will be put into the newsletter.

11. **Agriculture:** No report as Leland Gentry was absent.

12. **Ranch Activities, Security and Public Safety:** No report as Art Ortalani was absent.

\*\*\*\*\* Phil Hall made a motion to adjourn at 2:00 PM. Bob Allen seconded it.

**Unanimous Passed**

**Meeting times:**

June 13<sup>th</sup> - No Meeting

July 11<sup>th</sup> – At the Ranch at 1PM with a Pot Luck afterwards

August 8<sup>th</sup> – At the Ranch at 1PM (Discuss Annual Meeting and Mailings)

September 12<sup>th</sup> – Annual Meeting at 10AM at the Ranch Headquarters

P.S.

1. Phil Hall, Vance Green, Allen Marion, Ben and Leland Gentry are working on a communications tower for better reception at the ranch. We do not want any competition to what is already at DSR. It does not appear that it will.

2. John Harris has donated about 30 aluminum reflectors that could be put up on Meadow Canyon Road indicating the bends, curves and turnoffs. Brent Fulmer may be putting them up.

3. Brent Fulmer presented information to the board concerning the juniper trees and a blithe in the S.E. Utah area from Colorado that is moving towards DSR. Thousands of juniper trees are already affected due to the stress of the drought; they look healthy but are not. It was preventative years ago, but appears to be too late now. Larry Baer will be consulted.

