

<b>Board Member</b>	<b>Office</b>	<b>Area or Responsibility</b>	<b>Neighborhood</b>
Brent Fullmer	Pres.	Managers/Membership	HQ
Larry Clarkson	V.P.	Wildlife/Gravel Pit	South Slide
Barry Clarkson	Sec.	Legal	North Slide
Mike McNichols	Treas.	Cabins	Broad Hollow
Dirk Clayson		Water and Agriculture	Meadow
Cade Hoff		Roads/Web/Reservations	Podunk
Ben Clarkson		Public Safety	Crawford

Meeting Minutes for DSROA Board Meeting  
Saturday, June 14 – DSR HQ and Zoom

1. Welcome/Roll Call. The Board and Members were welcomed by the Association President, prayer offered. Roll Call was conducted by President. The following Board Members were present in the meeting:

Brent Fullmer, Barry Clarkson, Cade Hoff, and Larry Clarkson were in attendance in person and Ben Clarkson attended via Zoom. Mike McNichols and Dirk Clayson were absent. The following Members were present in person or by Zoom:

Karen and Randy Frei, Kathy Pearce, Vance Green, Laurie and Steve Gothard, May Woolsey, Brian Castle, Michael Jordison, Robert Allen, Clint Gray, Dave Ritter, Bruce & Nancy McQueen, Joan Smith, Jeff and Tina Collins, Dan Wirt, Jerry Glover, Dale Clarkson, Woods Family, Joe McElroy, Scott Hill, Denise Curry, Isreal Whitbeck, Andrea Allred, Tammy Leavitt, Ed & Rachel, Kennedy, and Mark Andres.

2. Presentation and Approval of Minutes. Barry Clarkson indicated that the meeting minutes for the May meeting have been completed submitted for review by the Board. No additional changes or comments were made and a motion to approve was unanimously approved.

3. Financial Report. Provided by Danielle Clarkson in the absence of Mike McNichols. Review of the present P&L. Review of accounts and expected income for this year. The account balances are as follows:

Checking	\$138,821.30
Savings (2)	\$21,907.76
Cd's	\$113,370.13

18 owners have not paid dues, and 7 owners are now two years in the arrears and will be turned over to collections.

4. Cabins. Deck on Gardin Cabin has been replaced with a lot of help from Brent and Collins. Also, Brent completed the linseed oil treatment.

5. Property Manager Report. Cody gave the Manager's report. Issues continue with the use of the trash trailer by individuals. Has been trapping rodents, which have become less and less.

Replacing screens on cabins. Issues with transmission of Ford and work has been ongoing with weeding and watering at HQ.

Lower cabins electrical system is having problems and will need to replace batteries. Also, fridge in Cabin 6, but has currently been addressed and temporarily resolved.

6. Roads. Cade reported that Culvert Extension at bottom of Crawford Canyon was installed and some widening of corners on Crawford was started while Larry had Equipment in the area. While Larry has equipment there he is also hoping to have time to do some shaping work on Upper Lick Road.

7. Water and NRCS Update. Brent reported that 3 out of 4 sample stations have been installed for water testing.

8. Discussion of Playground. Larry thanked those involved in the installation of the playground equipment. Now we have boxes of rubber materials for under the equipment and a request for donations went out. Cost originally was \$2,200 but was reduced to approximately \$1,000.

Ben Collinwoods has offered to paint the playground equipment and solicits help.

9. Wildlife/Gravel Pit. Fish were planted. Discussion of any fish that have been caught. Several reported having luck. Fishpond area has been mowed and thanks to Jeff Collins for his contribution to making the areas clearer.

10. Signs. Ben Clarkson reported getting the signs and intends to install at all Ranch entrances from public areas as soon as signs can be mounted on steel poles or posts.

11. Waiver Discussion. Discussion of waiver and enforcement opened and introduced by Barry Clarkson. Floor was open to comments by Members for and against. Straw poll was taken, and the vast majority of Members were not in favor of a blanket waiver but are in favor of a cabin specific waiver. It was explained that the majority of past incidents have been occurrences outside of the cabins and thus the need for a more comprehensive waiver.

Due to absence of two Board members, a motion was made to close the public comments and post pone the vote to next meeting. Unanimously passed.

The following was requested to be inserted verbatim by a Member:

Larry Clarkson (52:33): "In the past history of the Ranch over the course of let's just say the last 40 years, probably 8 or 9 out of 10 actionable accidents, potential liability, potential lawsuit level liabilities, none have been related to the cabins, just for your information. We've had serious injury, fatality, uh, significant things, none related to cabins. So that's, that's partially what started this whole process of trying to cover the association and the potential liability that could result in significant property value loss..." Cade Hoff (56:32): "...but back to what Larry brought up, there are dangers and activities on the Ranch that cause liability to the Ranch. The roads cause the liability, running ATVs on the Ranch, those are still Ranch property..." Barry Clarkson (57:30): "We're trying to address the liabilities that exist in the cabins for sure, but also outside the cabins — road use — the one that makes me the most nervous is water use, just

because our system works pretty well, but it's not fantastic." Larry Clarkson (58:36): "I could give you a whole list, but part of them you probably don't want to know about, but uh, obviously, but the worst one was Doug Hunt's son that was killed right out here past the gate. Uh, there's been multiple ATV accidents that ended up in near life flight types of situations, motorcycle going through the barbed wire fence right out by the cattle guard, our previous Ranch employee manager that was electrocuted in the generator station right up here, lost the use of the limbs. Many of you don't even know some of the liability and issues that have happened, all of which are not related to the cabins. So, to have a cabin waiver is only logical, but that doesn't cover any of the other potential liability that we as the association stand exposed to. And the waiver does not cover any gross negligence. Everybody is still entitled to potential redress of gross negligence if an accident does occur that somebody is liable for."

12. Adjournment. The meeting was adjourned. Next Meeting to be the Second Saturday of July which is July 12, 2025 and will be held at the Ranch and by Zoom.

Dated: July 14, 2025.

  
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Barry E. Clarkson, Secretary