

DSROA Board of Directors Meeting-July 8, 2023

Meeting held via Zoom Conference Call and at Ranch headquarters

Meeting Minutes

1. Welcome-Cindi Olson, Board President. Meeting was called to order just after 10:00 am.
2. Larry Clarkson, Prayer.
3. Roll Call: Board members present.

Larry Clarkson	76
Cindi Olson	17
Scott Koller	15
Michael Jordison	67
Bart Battista	94
John Harris	163

Kurt Jacobsen	90
Ben Collinwood	227
Brent Fullmer	117
Bruce McQueen	101
Cade/Becca Hoff	83
Cal Boettcher	277
Cathy/Brian Castle	130
Dale Clarkson	164
Daniel Clarkson	111
Danny Decker	219
Gary Van Arsdale	19
Gary Clark	144
Jeff/Tina Collins	121
Jill Green	180
John/Linda Reid	18
Karen Frei	13
Kathy Pierce	23/24
Ken Schulz	192
Kevin/Cyndi Pool	64
Lyndon Bistline	151
Mark/Terry Wery	230
Mike McNichols	270
Mitchell Allen	162
Robert Headman	160
Roger Olson	17
Vance Green	155
Zane Hutton	276

4. Presentation and approval of the June 10, 2023 Meeting. Scott Koller made the motion to approve the minutes that were sent out, with two corrections that was made. Michael Jordison 2nd it, voting was unanimous.
5. Treasurer Report: Michael Jordison, Our checking has around \$110,000.00 in it. Our savings has just over \$60,000.00. And our secondary savings has \$4,000.00 in it.

Cabins 9 and 10 budget sheets went out, and broke down what was spent on each cabin. Both cabins came in within their budgets. So that was great.

The bad news. Budget short falls. I took cabin reservations from 2019-2022 minus the film crew, and a couple other things, and our cabin reservations are down 50 percent from the previous years mentioned.

6. Property management report: Kurt Jacobsen, Cabins 9 and 10 are completed except for a few minor things that will be completed this coming week. We have put electric refrigerators in cabins 9 and 10. Everything seems to be working well. Working on pouring a concrete counter top in cabin 4 today. And we are looking for a kitchen sink for cabin 6, if anyone has one to donate, please let me know.

Larry brought the cattle guards and cement block up to fix the Ranch entrance, we need a couple more cement blocks.

We are reorganizing some of the things at headquarters, we are moving the washing and drying to the container behind the house, which will save a lot of running back and forth. And we are going to use the building up front for storage and a small work shop.

Other things, there is other cattle guards that need to be cleaned out. And culverts that need to be cleaned out around the ranch, these are on the list to be done.

7. New Business/Old Business. Cindi Olson, President, leading the discussion.
 - a. The Board is looking into revising the Property manager/Caretaker contract. The property management and caretaker position has morphed into a position that is more than one person can handle efficiently. We are looking into what and how to break the positions up into a more manageable and efficient way to run the ranch, and what would be feasible finance wise. We haven't made any decisions we are just getting started to discuss and come up with ways we can move forward and come up with ideas and solutions.
 - b. Firefly reservation portal almost ready to go live.

The old system is not working, we are getting maybe 1 out of 10 reservations coming through. Or in other word our system is broke. We (Micheal) has looked at a lot of different systems, and for what we need, Firefly is the one that has been chosen. The new reservation system(firefly) should be up and going by the end of the week. The bad news, there is a reservation fee for each reservation that is made. The Board is proposing a \$25.00 non refundable deposit for each reservation to cover the firefly fee and other costs associated with the cabins.

Bart made the comment that we are 5 to 6 thousand or more in the hole each year on cabin operations. And that this fee would help in lessening this.

Micheal made the comment that the fee would cover the fee Firefly charges and recover some of the other costs that we are accruing on the cabins.

Larry made the statement that we have had several systems in the past to help with the reservations, and they are outdated and or not working for us. And that a \$25.00 fee is reasonable and that the cabins should pay for themselves.

Cindi made a motion to implement a \$25.00 non refundable fee for each cabin reservation. Micheal 2nd it. There was some more discussion on the matter. Then Cindi brought the motion up again and the board voted unanimously and the motion passed.

c. Road Signage Committee-Status.

There was a committee a year or so ago and was wondering what happened or is there anything that came of it? Mike McNichols stated that he had the information home on his computer and would send it to Cindi. Others stated that they thought Scott Hill was over it but didn't know if anything has been done or decided on. We will get the information from Mike and check and see what has been done and go from there.

d. Proposal from Dale Clarkson (Deer Springs Ranch LLC) key question(s) will appear on this year's ballot

Dale Clarkson (Deer Spring Ranch LLC) has sent a multi page proposal out to the board, the proposal has many proposals within the proposals. The main points is that Deer Spring Ranch LLC would become the management company for Deer Springs Ranch Owners Association. One of the proposals is to sell off some of the common areas of the Ranch to raise extra revenue for the Ranch. There is so much more in his proposal, and we don't want to go into it here at this time, because it could take us down a rabbit hole and lead to a discussion that could last hours. So we are going to put his proposal out on our website. And we would admonish everyone to read through it. And then put it out there on a ballot to see if it is something that the members would like to pursue, or not pursue.

e. Meet the Candidates Zoom meeting in August.

We would like to set up a Zoom meeting in August so members can meet and interact and ask questions of the Candidates. We have in the past had the meet and greet at the beginning of the annual meeting in September. A lot of the members have already sent in their ballots and didn't have a chance to interact and get to know the different candidates and get their views on different issues. So we thought it would be a good idea to have a meet the candidates night via Zoom. We will set that up and let the members know when that will be.

f. Budget Items (How to spend the auction money from 2022 Annual Meeting):

1. Shade Structure.

a. Micheal looked into 10 foot by 20 foot commercial grade shade structures with easy up format. They are around \$400.00 a piece. He said he looking into getting 2 of them. So that would be around \$800.00. he was waiting for Amazon Prime to start, to see if he could get them cheaper.

2. Out door kitchen or other permanent/semi-permanent improvements.

b. Ben Collinwood brought up that there is tax credits and grants available for non profit organizations like DSROA and said he would look into seeing if we could qualify. He said it might be possible to put up a pavilion with solar on it and qualify for up to 90% of it being paid for, maybe ever 100%. He said he would look into for us.

c. Food Budget.

We figured around \$300.00 to \$400.00 for food budget, table clothes, plates, utensils, decorations etc.

- g. It was discussed what would be the best way to use any left over funds that wasn't used at the annual meeting. Roll it over for the upcoming year? Put it in a separate savings account? Or spend it? Scott made a motion that any left over funds from the annual meetings auction would be rolled over into a separate account to be used for long term uses, such as a pavilion, outdoor kitchen, etc. to be determined by the Board. Larry seconded it. The voting was unanimous.

It was discussed if we had time to rent, build, or barrow a smoker for this years annual meeting. And it was determined that we didn't have time to build one, and that we could use ovens if we couldn't get one. Mitchell Allen lot 162. Volunteered to donate a Traeger grill to the Ranch for the Ranches use...

Tina Collins has volunteered to head the annual meeting committee, and has some volunteers to help her, but could use more.

- h. Dale Clarkson stood up and made the comment that he would like to see the Annual meeting to be more about the business of the Ranch, such as the water rights that we have and how to protect them that are worth millions, and any other matters that the Ranch may be facing. Instead of a social setting and an auction that only brings in \$1,500.00 or more. Tina Collins stood up later and said she wanted to keep it the way we have been doing it. That it should be a place for families to come and have a good time, and have fun together as Ranch members. She thought if it was just for business, that many people won't come. They both stated there feelings, and there was no further discussions.

I. Water System Report- Bart Battista.

Bart thanked the water committee for their efforts in coming up with a plan in correcting the existing problem of low water pressure to the 4 lots that are hooked up to the water system. They will submit their plan to the Division of drinking water. The plan would upgrade the connections with the appropriate air gap and backflow preventions. And each lot owner will be required to submit to through the association a booster pump waver from the State. We will do cost sharing with those lot owners, they will pay for their side of the system, and the Ranch will pay for their side of the system. The cost will be around \$5,000.00 apiece for the 4 lots. This is all contingent on the Division of Drinking water to approve this proposal.

The Water committee and Dale Clarkson have been working on our water rights. What we have, and what we need to do to keep them. Larry has started to clean out some of our old water delivery systems, such as clearing out a land slide and ditches that use to deliver irrigation water to some of our old farm ground/pastures. And there is a lot of other ditches and reservoirs that need to be repaired and fixed. We need to do these things and start using our water to irrigated these fields, and be able to show and document our use to preserve our water rights... it will be a long term project that will and should be ongoing.

J. Brief report of responsibility, by each Board Member.

- a. John Harris- Absent

b. Larry Clarkson- He gave a short report for John for the roads. Larry and Kurt has been hitting different areas of the roads on Ranch, where they were needed the most. Larry has also removed and upgraded a few culverts, and has cleaned a lot of culverts. Larry has, and will be working in the gravel pit to screen more material for the Ranch.

c. Bart Battista- nothing more.

d. Micheal Jordison- After getting Firefly up and running this next week, he will be working on revamping and upgrading the Ranches web site.

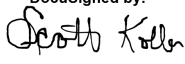
e. Scott Koller- Scott talked to Kurt about the fencing that was going to be started by June 1st of this year over by Johnny Brown. The materials for the fencing is here in the barn. The people who were suppose to start the fencing are still stuck on another project they have been working on. And don't know when they will be available. Kurt said he would check with them to see if and when they can start. He said if they can't come, that Lyndon Bistline and his crew could do it.

K. Tina Collins brought up that she would like the Board to consider opening up the RV pads to members, and possibly charging them \$10.00 per night. She would like this brought up in the next Board meeting.

Brent gave an update on the electrical building, it is working but is having issues with heat. He has been doing different things to cool the building down...

The Next Board meeting will be August 12, 2023 at 10:00am

Cindi made the motion to close the DSROA Board meeting, and Larry seconded it the vote was unanimous.

DocuSigned by:

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Submitted by Scott Koller, Secretary, August 12, 2023
Cc: Danielle Clarkson, all board members.