

Minutes of the DSROA Board Meeting held July 9, 2022 10:00 am.

1. 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 (23,24)
7. Larry Clarkson (76)
8. John Harris (163)
9. Bruce McQueen (101)
10. Jeff and Tina Collins (121)
11. Kevin & Cyndi Pool (64)
12. Brian & Cathy Castle (130)
13. Mae Woolsey and her brother Richard (220)
14. Vance Green (155/156)
15. Brent Fullmer (117)
16. Mike and Teresa Jordison (67)
17. Dave Ritter (129/288/289)
18. Candy Bosze (107)
19. Byron Averett (3)
20. John Reid (18)
21. Scott Koller (015)
22. Jackie Grant (80)
23. Gary Clark (144)
24. Cade Hoff (83, 280)
25. Jeff Michelson (113)
26. Laurie Rigby (92-pending)
27. Mike and Donna Larsen (198)
28. Jerome Logan (51)
29. Joe McElroy (122)
30. Israel Whitbeck (274)
31. Cal and Kelsie Boettcher (277)
32. Scott Hill (182)
33. Sunshine Harris (163)
34. Ron Benson (214)
35. Roland and Missy Bean (lot #??)
36. Dale Clarkson (164)
37. Marco and Sheenagh Parrotto (148)
38. Syd and Shelly Woods (128)
39. Mark and Terry Wery (230)
40. Mike Haeseker (86/88)

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.

There was a discussion of today's schedule and the reason, time, and form of the town hall meeting.

2. Presentation and approval March meeting minutes – Cindi Olson

The minutes from the June meeting require a correction: The Collins' live in Broad Hollow, the minutes stated Slide Canyon. A motion to approve the minutes for the June 18, 2022 meeting after the correction was made by Cindi Olson, seconded by Larry Clarkson and the minutes were approved unanimously.

3. Treasurer Report – Joe Bosze

\$121,150 in checking acct, \$61,254 in savings, and \$4200 in special savings
Over 95% of member dues has been collected so far. We are under budget in most categories so we are in good shape.

Larry commented that while it would appear we are quite flush with money, we are also heavily loaded with expenses that need to be paid later in the year.

4. Office Report – Jennifer Schaerer

1. New Members: No new members since the last meeting just 3 weeks ago. There are only 3 lots for sale, with 2 lots pending finalization of sales.
2. Assessments: We have three that are two years unpaid, nine that are overdue for the year.
3. Nominations for the board need to be in by Friday, July 8, 2022, ballots will be mailed out August 1. Nomination requirements are that the member be in good standing, 18+ years old, and has owned a lot in the ranch for more than a year. There is a QR code in the e-mail that can be used for nominations, Jennifer also said she has paper copies of the QR code for use with mobile phone cameras.
4. Request from a member that the e-mails regarding the board meetings be sent out earlier, Jennifer agreed to send them on Tuesday or Wednesday instead of Thursdays.

5. Property Management Report – Jacobsen Management, LLC

1. Got the Kubota running
2. Backhoe is fixed
3. Still waiting on parts for the grader
4. Cattle guards will be going in at the entrance to HQ next week.
5. Planning to replace broken fences with Juniper since it lasts for decades.
6. Also planning to re-do the petting zoo to make it more kid friendly.
7. Expressed appreciation to Dave Ritter for mowing and cleaning up branches in the yard by ranch house and garden cabin.

6. Fire Management/Mitigation planning (Kevin Pool)

Kevin expressed concern about the Kane County Fire Mitigation plan. The plan does not include information on how/who the felled trees and debris will be taken care of. Without the vegetation to hold soil in place, and with loose debris/limbs/trunks, he is concerned what will happen during the next heavy rain. Another concern is that if the debris is not properly handled, it could increase the chance of fire on the ranch.

Kurt offered to invite Norris Church (a contractor for the project) and Spencer Rollo (in charge of the project for the state) to the next board meeting to discuss any members' concerns.

Tami Leavitt asked about a grant program from a previous year that promised money if documentation was received that the lot owners had limbed, trimmed, and cleared their lots. Mike McNichols agreed to follow up on that program.

Ron Benson notified the membership that the California Root Borer (a long horn beetle) has been found on the ranch. He believes that this species is damaging and killing trees and encouraged all to obtain a trap for each of their lots (cost ~\$60). Jackie Grant mentioned in the Zoom chat that she would have her students check near cabins 1-4 for the beetles.

7. Brief Report of Area of Responsibility by each Board Member

- a. Mike McNichols
L2 water assessment has been completed, we have 120 days to fix the problems that were identified.
- b. Kurt Jacobsen
Nothing Further
- c. Cindi Olson

We currently have one workcamper Kim, who is doing a great job. We can use more help so please let anyone with an RV know about the workcamping opportunity.
- d. Joe Bozse
New beds are in cabins 2, 3, and 4. Reported that Cabin 4 is almost complete. Scott Koller has finished the door and drawer fronts and just needs to finish the drawer boxes. Cabin 3 needs some new screens. Brent and Joe found several screens and will see if any of them are a fit.
- e. John Harris
Brad Pierce is currently making gravel at the pit. He is unable to haul so members wanting gravel will need to provide transport for any gravel purchased to their lots. Larry has been working hard on road maintenance.
Tami Leavitt noted that the culvert on 249 still needs work, there are metal plates preventing tire damage but those plates move and expose the torn part of the culvert creating a road hazard. John committed to getting it fixed, Larry stated he will fix it by July 23rd.

John Reid brought up the issue of the road into Johnny Brown where the road is continuing to erode by the culvert. That is on private property (Brinkerhoff's) and permission must be obtained before work on that area may begin.

f. Kathy Pierce

Nothing further except there are domestic cows in Johnny Brown.

g. Larry Clarkson

Will be burning existing slash pile as soon as there is enough moisture to do so safely. There is a new slash pile being created just south of the existing slash pile.

Cleaned out the cattle guard at the ponds, Kurt said he watched a huge herd of longhorn walk right past it without a single animal trying to cross it. That is a vast improvement. Larry said there are still repairs to be done; a new post and some welding so the side braces are at the correct angle and attached properly. John Harris offered the use of his welder which can be used in place so Larry won't have to haul them into town for repairs.

Additional discussion items:

There was some discussion of the road closure at the DSR north gate, it is currently unlocked but up by Tropic, a member was told there was a \$10,000 fine for using that road. Sheriff's dept has OK'd members to use that road past the DSR north gate, further information will be posted on the DSR website. Current fire info relating to the ranch will also be posted there in the near future.

7. Adjournment

Next Board Meeting: Saturday, August 13, 2022, 10 am at the Ranch.

DocuSigned by:

Cindi Olson

11/1/2022

Submitted by: Cindi Olson, Secretary August 5, 2022

Cc: Jennifer Schaerer, all board members.