

## DEER SPRINGS OWNERS ASSOCIATION (July 11, 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	
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 1:15 PM with a prayer by Linda Alderman. Members present were: Bob Becker, Larry Baer, Joann and Michael Stallone, Kathy Gentry, John and Sunshine Harris, Candy Bosze, Nancy and Paul Brayton, Linda Alderman. Vance Green did teleconference. Art Ortalani was absent.

2. **Minutes:** The minutes from the May 30<sup>th</sup> meeting were presented for review.

\*\*\*\*\*Phil Hall made a motion to approve the minutes. Bob Allen seconded it.

**Unanimous      Passed**

3. **Ranch Report:** Paul Brayton reported on the last month's progress at the ranch.

A. A lot of rain fell this week all over the ranch creating roads to be damaged and washed out on Meadow Canyon and Podunk, culverts filled and ditches overflowed. We need to contact Robert Musko and Paul Brayton to coordinate to fix the roads. Headquarters had water go into the basement and had 6 inches of rain come down from the hillsides of Cabins 7 and 8 and going up to the 2<sup>nd</sup> step of the Garden Cabin. Main water lines were exposed at these cabins. The laundry room needed to have the ditch dug deeper away from the room. Ditches are being cleaned out and the roads repaired. Brent Fullmer worked to repair the major road washout on Meadow Canyon. Many thanks to him.

B. The chemical sprayer is on the back of the ATV and Paul has sprayed with the chemicals donated from BLM. Paul Brayton may take a class to qualify to obtain these chemicals so we can decrease our thistle overgrowth.

C. Bear Pond (upper area near Red Reservoir) had been an area observed on the ranch field trip and it had been decided to allow it to return it to its natural waterway. It was found that work was being done on it by Clarkson family.

D. A horse owned by Ole Lindgren was put into the upper Meadow to recuperate and will be there for 3-4 weeks. Permission was granted.

E. Discussion was with pond on Lot 1 and it was full. Bob Becker said it was full and would send pictures.

F. Discussion was on where Paul Brayton did the brush hogging. It is on Association property and some members may hire him to brush hog on their private property. Kathy Gentry asked for an area in Podunk to be cut down; Paul Brayton said he would do the small association area with a weed eater and axe.

4. **Phil Hall:** The board discussed the Agenda for the Annual Meeting. It is definitely on Saturday, September 12<sup>th</sup> at 10:00 AM at Ranch Headquarters. Dates were discussed for mailings. A newsletter needs to go out as well.

A. Directors should have a report ready for each responsibility and area they have been assigned to one week before the next board meeting (August 8) to Phil Hall and also have it ready for the newsletter.

B. Committee reports should be ready to present. (Water Committee)

C. There will be the presentation of the candidates; tally the votes and announce new board members 2015-2017.

D. There should be an explanation for changes to By Laws with recommendations on the ballots sent out. Votes will be counted for changes to By Law #12 (Neighborhood Water System) with 2/3 majority of votes cast determining the outcome.

E. The following should be added to the Protective Covenant #12, "Said easements can only be exercised by the DSROA Board and not by an individual lot owner. Said easement agreements are only to be exercised to protect property and allow specific utility needs of DSROA. They are not for petitioned access of property by adjoining lot owners unless a property with a no access situation arises." It was discussed that the board could make a decision if an easement request was across Association land. The Board would not make any decisions on easements between lot owners; it would be between lot owners and according to the Utah laws.

A straw vote was taken among members present and board members concerning this 30ft easement. It was overwhelmingly in favor of this proposal. This will be written up and be part of the 2015 ballot as a change to the #12 Protective Covenant. A ¾ majority will be needed to pass this change or addition to the protective covenants.

E. The ranch will have a silent auction during the meeting. Donations will be requested in the newsletter from members. Food will be served by the ranch with members contributing pot luck side dishes. Other ideas were discussed for the Annual Meeting such as: horseshoe and corn hole contests, scavenger hunt, horse rides for children, hay wagon rides. It will be determined later what will happen as events.

5,6. **Finance, Water Resources, Legal:** Jodi reported that the spending this year has been kept down which means we have kept within the budget.

A. Presently we have collected \$141,000 and have \$63,000 in the bank. Doug Hunt's money is in the bank. Quicken books has not been posting correctly to show proper monies from roads and agriculture departments when Allen Steed worked on the Half Moon project. It will be addressed.

B. We need preventative work done on plugged culverts and ditches before the monsoon weather brings the heavy rains. Check with the budget money for roads. Paul Brayton will be taking care of these issues to keep

them maintained and cleaned out regularly. Paul Brayton raised questions about getting a backhoe in the future instead of paying others to come and do the maintenance work. Phil Hall and others commented that this might be an item for discussing next year as we look at the budget, but for now we do not have justification enough to consider buying our own backhoe.

7. **Legal** – We have spent \$2100 on legal to date with the budget showing allotment of \$3000. It was discussed that Deer Springs Ranch should have a sign stating that it is a member owned association (not individually owned). Signage at the entrance should state owned and operated by Association Members. Information or permission at the ranch for anything should be through contact with the Ranch Managers and Board of Directors. These ideas are governed by the laws of the State of Utah. Michael Stallone will send pictures of possible signage. Wingate was asked to remove the abandoned vehicle from the ranch after they were told by one member that he had the right to allow anything he wanted at the ranch. This shouldn't happen as we are an association. Our web page is DSROA.org. We will continue to check with DSROA.com as a legal website for us.

8. **Roads and Fire Protection:** Robert Musko will have the Gravel Pit Policy ready after the one line changed. The cattle guard at Johnny Brown was fixed. Lot owners should continue with fire protection by cleaning up of brush for their protection and their neighbors. Put this notice in the newsletter.

9. **Equipment and Cabin Maintenance:** Joe Bosze presented information on the ranch Rhino used by the ranch managers. It has been a maintenance nightmare. The suggestion is to sell it (2003) and the white GMC truck to see what kind of money we can get for them. Then look into a used vehicle. (Managers have been using their own vehicle.)

\*\*\*\*\*Jodi Akers made a motion to sell the 2 vehicles first and then check for a used 4 wheeler. Robert Musko seconded it.

**Unanimous      Passed**

10. **Reservations, HOA, and Web Development:** Bob Allen spoke briefly on HOA fines.

11. **Water Resources:** Jodi Akers spoke that the paperwork is almost done. Regulations and compliances are being set up for new possibilities. Information was requested concerning the water system at Podunk and the plot for the area. Lee Bellar and Vance Green gave maps to assist.

12. **Agriculture and Wildlife:**

A. Leland Gentry presented information about concerns on Lot 11 and the trash still present. Old trailers were knocked down but never removed. The unsanitary area affects not only their lot but others as well and is a definite eyesore and can be a health issue. He will send pictures to Phil Hall and a letter to the owners will follow.

B. There is a need for the fence around the headquarters to be reinstated to keep the longhorns out. It was removed by the previous managers without permission. It is an alley way that keeps the area safer for all. The estimate is \$500 to complete. Paul Brayton was given the go ahead to do the project.

13. **Ranch Activities:** Art Ortalani was absent.

Paul announced that there was going to be a Dutch oven cookout done by Brad Hunt and his family Tuesday, July 14th at 7 PM at the ranch with entertainment from Robyn Arnold. Price is \$12 for members and \$15 to nonmembers. RSVP to the Braytons if you are coming.

\*\*\*\*Phil Hall made a motion to adjourn the meeting at 3:00 PM. It was seconded by Jodi Akers.

**Unanimous Passed**

Next meeting is August 8<sup>th</sup> at 1:00PM at the Ranch Headquarters.

1. Letter to members requesting nominees for 4 positions on the board (due back to Linda by August 1<sup>st</sup>).
2. Statements from candidates due to Linda by August 6<sup>th</sup>.
3. Newsletter and candidates statements due to go out by August 10<sup>th</sup>. Ballots included. (Agenda set August 8<sup>th</sup>)
4. Annual Meeting September 12<sup>th</sup>.

Executive Meeting was held at 3:25PM and adjourned at 4:15 PM.