

Board Members	Officers	Areas of Responsibility	Representing your Neighborhood	ATTENDANCE
Barry Clarkson	President	Communications, Fuel, Legal, Water	Upper Slide	PRESENT
Kurt Jacobsen	Vice -President	Headquarters, Cabin Renovations, Recreation	Crawford East	PRESENT
Joe Bosze	Treasurer	Cabins (upper), Equipment Maintenance	Crawford West	PRESENT
Kathy Pierce	Secretary	Cabins (lower), Reservations,	Johnnie Brown	PRESENT
John Harris		Fire Protection, Public Safety, Security, Roads	Meadow Cyn, Pipeline	PRESENT
Brad Hunt		Agriculture, FB, Web Dev, Cabin Renovations	Lower Ranch	PRESENT
Larry Clarkson		Equipment Operations, Fishing Ponds, Wildlife	Lower Slide	ABSENT

DSROA Board of Directors Meeting Saturday, August 8, 2020 – DSR Headquarters

An executive session was held prior to this meeting

1. Welcome/Prayer/Roll Call

- 1.1. The Board and Members were welcomed by Association President, Barry Clarkson. A prayer was offered in the executive session by John Harris.
- 1.2. Roll call was conducted:
 - The following Board Members were present: Barry Clarkson, Kurt Jacobsen, John Harris, Joe Bosze, Kathy Pierce, Brad Hunt.
 - Others present: Dale Clarkson (Lot 164), Brent Fullmer (Lot 117), Cindi Olsen (Lot 17), Candy Bosze (107), May Woolsey (Lot 220), John Reid (Lot 18), Michael & Teresa Jordison (Lot 67), Tammy Hunt (149), Kurt Jacobsen (Property Manager), and Mariah Wheeler (Office Administrator).
 - Others present by teleconference: A teleconference option was not offered due to the ranch network being under repair.
 - Board Member(s) not present: Larry Clarkson

2. Presentation and Approval of Minutes –

- 2.1. Kathy Pierce presented the Board Meeting Minutes from the July 2020 meeting which were prepared and presented to the Board by email prior to the meeting. Brad Hunt submitted a change to the minutes to include “trespass cattle” in section 8.3.1. No other changes were submitted by the Board. Barry Clarkson motioned to accept the minutes. Brad Hunt seconded. The motion passed unanimously.

3. Treasurer Report – Joe Bosze, Board Treasurer

- 3.1. Bank account balances were not able to be provided at this meeting due to the network being down.
- 3.2. Association dues received is reported at 96% for 2020, the office having received a few more payments recently.
- 3.3. Budget discussion – Brad Hunt noted that with association dues being higher than 95% and noting his budget has been on freeze and that he hasn’t spent anything out of his budgets. Barry Clarkson noted it was time to consider projects that need to be done. Mariah Wheeler reminded the Board that it was the intent of the Board to retain as much budgeted money this year as possible, to be used as next year’s budget, and prioritize projects to retain what is possible. Barry Clarkson noted agreeance and that some projects do need to be prioritized such as the brush hogging and poisoning where members have noted that these things have not been done for three years and need to be done. Also noting that roads are behind schedule as well, in large part due to the lack of rain to allow for proper grading. Brad Hunt inquired if the Board plan was to try to retain money a year in advance to work out of the bank rather than off of hoped for income. Barry Clarkson confirmed that the Board has taken that direction and while DSR may not be able to operate that way fully, immediately, that it is the plan to operate that way. Brad Hunt wondered if the Board was trying to fix a problem that doesn’t exist. Barry Clarkson noted that the Board was interested in living on money we have instead of crossing fingers that we would have money at the end of the year. Brad Hunt inquired when the discussions occurred. Board members noted the discussion was held in May. (Following the meeting, it was identified that the voted upon discussion was held during the April 18, 2020 general session meeting. Brad Hunt was not present at that meeting.) Kurt Jacobsen further explained the method and purpose of the proposed budget plan. Barry Clarkson added that a good case in point is in regard to the cattle lease, where money for the lease is not received until the end of the year. Should that money not be received on time or otherwise, the ranch would be in a deficit and the purpose of the new plan is to help avoid that and keep the ranch in good financial standing.

4. Office Report – Mariah Wheeler

- 4.1. Cabin Reservations – Barry Clarkson inquired on the cabin reservation income. Mariah Wheeler reported that cabin reservations are healthy with a current revenue percent of 82%, a 6% increase from last year at this same time of the expected cabin revenue. Barry Clarkson inquired whether the anticipated income was the same from 2019 to 2020. Mariah Wheeler confirmed it was. Brad Hunt inquired whether it was dollar for dollar more revenue from last year and Mariah Wheeler confirmed it was. Brad Hunt noted that one difference between this year and last year is that the new cabin fee assessment is in full swing, whereas last year it was phasing in. That may show a difference from last year to this year if we are getting ahead. Barry Clarkson also noted that we have 2 more cabins in operation this year as opposed to last year. Barry Clarkson inquired if the newly renovated cabins are the most popular. Mariah Wheeler noted that in some cases that does sway a member's decision to stay in the renovated cabins, but most members choose based on size, but are very pleased by the renovations. Mariah Wheeler also noted that cabin reservation fees are well accepted, some members are still concerned about the fees for a two week stay, but generally the feedback is positive. The procedures for booking reservations has been highly simplified as well as gaining all the fees paid up front without lingering payments due to P4P. Candy Bosze agreed that reservations have increased due to having 2 cabins open, as well as her encouragement that upgrades to the cabins will encourage more people to want to use them. Barry Clarkson noted that cabins was the number one item that members expressed they wanted to see improvements in and plans to suggest that those things happen, specifically from the potential increase in annual dues. Kurt Jacobsen noted that his budget for Cabin 6 will be able to reach out to 6, 9, and 10 with substantial upgrades and then upgrade with a punch list through the year. Dale Clarkson inquired if the nightly use is being recorded? Barry Clarkson confirmed we are as much as possible. Kurt Jacobsen noted that if we can track that we can bring more activities to the ranch to help them fill out their stay. Joe Bosze noted that some may leave due to the heat and that those numbers cannot be tracked completely. Barry Clarkson noted that we will have reports at the annual meeting to detail those numbers. Mariah Wheeler confirmed.
- 4.2. Annual Meeting/Election Packet – Mariah Wheeler noted that the annual meeting and election packet are being mailed out and include information on upcoming events.
5. **Property Manager Report** – Kurt Jacobsen, Jacobsen Management, LLC
- 5.1. **Tire Water Troughs** – Kurt Jacobsen noted that the tires purchased by Brad Hunt late 2019, and due to recent discussions with the certified water operator and regional water representative, that the troughs need to be put in place and water plumbed to them to help DSR stay in compliance and to better provide for the cattle. Kurt Jacobsen and Brent Fullmer have spent many hours arriving at a plan to install a system with the estimated cost of \$1,500 to include ¾" PVC below frost line, a culvert and float system. Kurt Jacobsen was seeking Board approval to begin the project. It was noted that Brad Hunt had begun the fencing and completed 25% of the fencing around the well. Kurt Jacobsen will be finishing the project. Brad Hunt noted that he had previously had engineered plans drawn up on how those troughs could be installed and completed. Brent Fullmer and Kurt Jacobsen noted they were unaware of the plans and asked Brad Hunt to share them. Brad Hunt will share when he returns home that day. Brad Hunt noted that if the project is completed per the engineered plans, it will be applicable to a cost share basis and some of the funds will be returned to DSR. Discussion was held as to what types of materials were suggested to be used, but confirmed materials will wait until the engineered plans are provided to Kurt Jacobsen or Brent Fullmer, by Brad Hunt. Barry Clarkson motioned that the tire water troughs be installed, with water run to them and the fence to be completed, with both projects to be completed as soon as possible. Brad Hunt seconded the motion. It passed unanimously.
- 5.2. **Housekeeping** – Kurt Jacobsen reported that housekeeping is going well and one of the elements that has improved it is the use of Kurt's jeep to transport housekeeping items. Kurt Jacobsen noted that he is not trying to sell his jeep, but would like the ranch to purchase a jeep for this purpose. The type of vehicle should be 4 door, with a hatch. A brief discussion was held regarding the use of the GMC. It was noted the GMC is considered the "tool truck" and due to its flat bed, is most useful as such. It was also determined that the GMC was needed and could not be sold. Joe Bosze was appointed to assist in locating a vehicle in good mechanical condition to fit the bill.
- 5.3. **Generator area** – Kurt Jacobsen reported that the telephone at the end of a fence line near the generator, is only being held up by the fence and requested permission to remove and replace it with another telephone pole already on the ranch. It was approved by the Board to be done.
- 5.4. **Hughes Net Equipment** – Barry Clarkson inquired if the Hughes Net Equipment had been or could be moved from the container? Kurt Jacobsen noted it had not and that he wanted to meet with Brent Fullmer and Vance Green to make a decision on that. Brent Fullmer noted it could be moved.
- 5.5. **Fuel Tanks** – Kurt Jacobsen reported that he will soon be moving the fuel tanks to a new location at headquarters; gasoline and diesel to be set next to each other. Kurt Jacobsen noted that the ranch is not using gasoline quickly enough to warrant large purchases of it and suggested that fuel be available for purchase at the rate of \$1.00 more than what DSR paid for it. Barry Clarkson was in favor, noting that on the water at Lake Powell, that is how they price fuel and that members would benefit from having a resource on the ranch for fuel. Kurt Jacobsen will be providing the board an email outlining his proposal on sale price.
6. **Update on Road Improvements at Podunk** – Barry Clarkson

6.1. Barry Clarkson noted that the improvements had been made and then turned the time to Cindi Olson and John Reid, both lot owners involved in the re-alignment of the easement road. John Reid reported the road is good. It was recommended by Barry Clarkson that a sign be posted to alert those travelling on ATVs and using GPS, that the road had been relocated slightly, to help with confusion. Kathy Pierce noted that she is concerned about the main water valve and recommended that the curve of the road be straightened more. John Reid concurred. John Reid inquired if the ranch would be graveling the road. Barry Clarkson noted the ranch would not be graveling that road. It was recommended be several that cedar posts be placed to protect the valve. Brad Hunt reminded John Reid that Podunk has its own gravel pit that could be used. John Reid noted that the gravel pit does offer some gravel, but mostly large rock and a grizzly is needed. Kathy Pierce commented that a grizzly will be delivered and is being donated by Marc Cram. An assignment to have the sign made, was not made.

7. Update on Fence Discussion at DSROA Lot 1, Podunk – Kathy Pierce

7.1. Kathy Pierce had Lyndon Bistline (DSR member) provide a bid for the purpose of fencing all four sides of Lot 1. The bid was provided and the cost at \$9,260 or \$8,460. The lesser price due to less clearing of the fence line area. The original complaint was regarding the cattle affecting the water. The Podunk water source, owned by DSR, is on private property owned by Steve Jones, who has passed away. A lengthy discussion was held regarding the potential fencing of the lot with the outcome being, under the direction of Barry Clarkson, that Kathy Pierce will contact Steve Jones family to inquire if DSR can have permission to enter their property and re-fence or fix the fence around the water source. Secondly, that Brad Hunt will contact the BLM and determine what can and can't be purchased to fix the BLM fence line where the cows are breaching. Brad Hunt noted that Lick Wash will be continual problem for cows breaching the fence line. Barry Clarkson noted that people leaving gates open will also be a continual problem for cows breaching the fence line. Brad Hunt will work with Kathy Pierce to identify the member lot boundaries in preparation for his visit with the BLM. All were in agreeance.

8. Annual Association Dues Discussion – Barry Clarkson

8.1. Barry Clarkson reviewed his proposal that the Association annual dues be raised from \$475/year to \$500/year citing the need to be in a better financial place to care for the ranch. Barry Clarkson reviewed the previous surveys taken by the membership and they noted that the member's first area of priority was the Cabins. Second area of priority was the Roads. Barry Clarkson proposed that with the increase of an additional \$7k per year, which it be divided specifically to those two areas at the rate of \$2,500 to Cabin Capital Improvements, \$2,500 to Roads/Culverts/Maintenance. The Balance would go into the general fund. A discussion was held with various viewpoints, including support to the raising of fees, including the cabins need to be improved in accordance to the inspection report; any improvements to the ranch need to be upheld with annual maintenance money; Others opposed the idea thinking that our budget has upheld the improvements that have needed to be made including the emergency repairs and felt that the raising of the association dues is not necessary. The outcome resulted in Barry Clarkson noting that while the membership does not get to vote on this topic, he would like to have a poll taken to hear feedback and make a decision, possibly at the meeting after the Annual Meeting. Barry Clarkson also noted that he would like to have a discussion at the Annual Meeting. A poll will be taken by email.

8.2. Annual Meeting Voting – In relation to this discussion, Dale Clarkson inquired if items could be brought up at the meeting for a vote of the membership. Barry Clarkson noted that yes they can, but it would be preferred not to be done, citing two reasons – 1) not all members are able to vote and 2) it is difficult to digest information and make an educated vote on that short of notice. It is recommended that Advance notice be given.

8.3. Budget – in relation to the association dues, Dale Clarkson noted that he is in favor of raising the annual assessments, however he is concerned about the ranch retaining money in a savings account and postponing projects due to having funds set aside in the bank. Barry Clarkson noted that there is some funds set aside in a long term savings for the purpose of high end maintenance replacements such as all of the Ranch Headquarters solar batteries being replaced in 2019. Dale Clarkson noted that he was aware that last month it was reported that an account held over \$100k in reserve. Mariah Wheeler read the minutes from the July 2020 wherein it noted the operating checking account at \$102k, the operating savings account at \$59k held. Dale Clarkson noted that there is \$160k just sitting. Barry Clarkson inquired that if we spent the entire budget for the year, how much would be leftover. Kurt Jacobsen responded that \$20k would be left over. Barry Clarkson noted that we have to have some carry over each year to help float expenses until we receive assessments. Dale Clarkson inquired if most of the money will be spent this year. Barry Clarkson affirmed and noted that part of the reason we have that much in the accounts at this time is because of the spending freeze implemented in February or March due to the uncertainty of the effects of the coronavirus on association dues being paid. John Harris noted that he has spent none of his budget. Brad Hunt noted he has not spent any of his budget. Joe Bosze noted he's spent about \$3k for cabins and Barry Clarkson noted that a water project was eliminated to help save money. Brad Hunt noted that the money is there and we should be doing projects, citing we are at 95% of the association dues received and higher on cabin reservations. Joe Bosze noted that we made the decision when the association dues received were at 74% received. John Harris noted that roads need improvements, but rain is much needed. Barry Clarkson iterated that the question is a good question and that the Board is not building a slush fund. Brad Hunt disagreed with Barry Clarkson in favor of Dale

Clarkson's concern that the ranch is not doing projects, but is banking money instead of doing projects and noted that major projects for cabin renovations have not been done previously. Candy Bosze noted that the decisions by the board to put on a spending freeze was prudent. A survey will be spent to the membership and the annual meeting will be an open forum for the topic.

9. **Update on Annual Meeting Planning** – Mariah Wheeler

9.1. Kurt Jacobsen will be meeting with Candy Bosze to go over details. Mariah Wheeler is gathering her election committee. Barry Clarkson inquired if Kurt Jacobsen could be a captive participant during the meeting and he agreed.

10. **Brief report of area of responsibility, by each Board Member** – *(also included the call for budget cuts from each area)*

10.1. Barry Clarkson – Nothing further.

10.2. Kurt Jacobsen – Nothing further.

10.3. Kathy Pierce – Nothing further.

10.4. Larry Clarkson - Not present.

10.5. Joe Bosze - Nothing further.

10.6. John Harris – has located a heavy metal drag with cables to drag the roads and would help straighten out the wash boards for now while the roads are dry. Brent Fullmer noted that it would work great, but needs to be dragged with something heavy such as the dump truck. John Harris will be having some more gravel screened, but rain is much needed. Kurt Jacobsen inquired if a water truck could be utilized to grade by. John Harris felt that the water truck would not provide enough water to make a difference.

10.6.1. John Harris noted the Western Legends Wagon Train will be on the ranch Monday – Tuesday. Members are welcome to join the event. Mariah Wheeler sent out an email with information on the event to all members.

10.7. Brad Hunt – Inquired if budget money could be spent. Kurt Jacobsen noted that the fencing project at the well field would come out of agriculture. Barry Clarkson reminded Brad Hunt that 50% of budget could be spent without authorization. He asked that Board Members be prudent, but to get projects done.

11. **Adjournment** – The meeting was adjourned by Barry Clarkson with the next meeting to be the Annual Meeting to be held September 12, 2020.

DocuSigned by:



10/21/2020 | 1:26 PM MDT

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Kathy Pierce, DSROA Secretary

DSROA Board of Directors:mw