

DSROA Board of Directors Meeting-August 12,2023

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. Opening Prayer. Kurt Jacobsen.
3. Roll Call: Board Members Present.

Cindi Olson	17
Scott Koller	15
Michael Jordison	67
Larry Clarkson	76 zoom
Bart Battista	94 zoom
John Harris	163 absent
Kurt Jacobsen	90
Adam Wyson	126
Brent Fullmer	117
Bruce McQueen	101
Cade Hoff	83/280
Dale Clarkson	164
Gary Van Arsdale	19
Israel Whitbeck	274
Jackie Grant/Matt Weeg	80
Jeff/JoAnn Michelsen	113
Jeff/Tina Collins	121
Joan Smith	269
Joe Bosze	107
Karen Frei	13
Kathy Pierce	23/24
Kathy/Vance Green	155
Ken Schulz	192
Kevin/Cyndi Pool	64
Kristina Deeter	218
May Woolsey	220
Mike McNichols	270
Sally Miller	87
Taniesha Spor	93/34
Tina Warhurst	298
4. Presentation and approval of July 8, 2023 meeting minutes.

Scott Koller made the motion to approve the minutes as sent out. Cindi Olson seconded it. It passed unanimously.

5. Treasurer Report-Michael Jordison.
 - a. All but two outstanding dues owed is now either paid or making payments. One of the two is missing in action, we are still trying to get ahold of them. They both are two plus years behind on their dues.
 - b. We are working on updating the reservation system. Right now our old system is not working. We have decided to go with Firefly, having checked into a lot of different systems. Firefly is the one that will do what we need for our set up. And also is more cost friendly than some of the other systems that we looked at. It should be up and running by the end of the week.
 - c. Jeff Michelsen asked - said, I have asked this before. I would like to see the monthly bank statement of DSROA. Along with this year to date profit and loss, just so we know what's going on in the bank. Michael made the statement that this is a brand new request for me. Then Jeff asked about the water rights report, the one commissioned by Bart. Has it been paid for? Michael stated, I think some of it's partially been paid for. But I'd have to look. I don't know if it's finalized. He said he would check with the engineer to see if we have the final invoice. Kathy Green then asked about the cabin renovations of cabins 9 & 10 that we have spent \$35,000.00 so far on cabins, and the budget says that you only had \$8,300.00 budgeted. Michael explained that the cabin renovation moneys that was budgeted for the renovations was on last years budget, and that it was rolled over to this year. And that both cabins 9 & 10 came in just under budget.
6. Property Management Report- Kurt Jacobsen.
 - a. Kurt said, that he and Brent Fullmer put the cattle guard in around 10 days ago, but it was to low, so they pulled it, and that they needed to raise it up around 16 inches so the water can run away from it instead of into it. He said he has been cleaning around the corrals, and will be fixing a lot of the fences that are falling down. Replacing the old and broken posts with Juniper posts that will last longer. Also will be taking down and repairing the fences around headquarters. We are going to open up the garden area, and make the playground bigger. Rolan Bean is going to come in with his tractor and disc, and smooth out that area. We are finishing up some counter tops and plumbing, that should be done in the next couple of days.
7. New Business/Old Business-
 - a. Tina Collins said that she would manage and set up for the annual meeting, but could really use others to help and volunteer to help. Kurt said that he would be cooking the meat, and and beans? And the members are encouraged to bring a food dish for the meal.
 - b. The Firefly reservation portal is live. If you go to the Deer Springs Ranch.org website, and you click on that you want a reservation it will take you directly to Firefly. There's also an instruction sheet for if you haven't done it before, and you want to just kind of figure out how does this work?
 - c. There is a meet the candidate Zoom meeting on August 16th at 7:00 pm. To get to know the candidates and be able to ask them questions. A lot of the times, members have already voted before the annual meeting, so we thought it would be good to get to know them better than just a few minutes before the meeting gets going. We will still have them get up

and introduce themselves at the start of the annual meeting. Hopefully , all their questions will have been answered at the Zoom meeting.

- d. Member request for board to consider letting members reserve RV spaces.

There was a long discussion about letting members reserve and rent the RV spaces that were completed for work campers to use. There is a plan to make 3 more RV pads for members to use and rent when the funds becomes available. Some would like a different place than what has been chosen, mainly by trees (shade), and water. Jeff Michelsen brought up some ideas that were discussed in the past by different board members. Larry Clarkson made the recommendation that a committee be formed to discuss different places and ways to get some member RV pads up and going. And Larry made the recommendation that Jeff Michelsen be over it, and Larry would like to be on the committee also, because he has some ideas.

After some other discussions. Michael Jordison made the motion to let members rent the existing RV pads if there was no work campers there. Larry Clarkson seconded it. The board vote was unanimously yes. There was no monetary amount decided on as of yet. There was a proposal to send out a member survey and questionnaire to get member input on what they think, and what thy would be willing to pay.

- 8. Water System Report-Bart Battista

- a. Water system. The water pressure issue that we have been dealing with on the lots that are hooked up to our water system. As you all know, we have passed the deadline for resolution of the significant deficiency. We have the resolution that we are going to move forward with. We will be moving forward with the waiver request. Talking with Paul Wright if we move forward with this, our water deficiency would go away. That each lot owner will put there own booster pump to bring their water pressure up to where it should be.
- b. The water rights report from Logan Riley has been completed. And the main thing that the water committee is working on is to come up with how we can utilize our irrigation water rights, and how we can get the delivery of the water to the fields to water crops.
- c. It was asked if the water report had been put on the DSROA website. It has not. Michael Jordison said he would put it on as soon as he got back to his computer.


- 9. To bring up a couple of items that was voted upon in the executive meeting.

- a. A fence was put up on an association lot without permission from the board. We voted to move forward to contact the party involved to have them gift us the fence, and then we as a board can decide what to do with it. To have it torn down, or go another route. Hopefully we can work with the lot owner to get this rectified.
- b. The second item is that we sold a trailer that the Ranch owned. And we as a board voted to use the money that was received to buy new tires for the Ranch truck that is dire need of new tires, and that any left over moneys would go toward fixing the laundry container behind the Ranch house.

- 10. Brief report of area responsibility, by each Board member.

- a. John Harris – absent
- b. Larry Clarkson-nothing more on the roads. He received information on our involvement in the wildlife funding from the State, but hasn't had a chance to read it yet. He will report on it after he has a chance to read and go over it.

- c. Bart Battista- Our water system had a positive hit on our last sample that was sent in. we have flushed and chlorinated the system and are ready to take and send in another sample.
 - d. Michael Jordison- Firefly is up and running, we need to upgrade our credit card processing system. It is going to cost \$40.00 a month plus a 3 percent processing fee. The \$25.00 reservation fee that has been proposed will help cover those costs.
 - e. Scott Koller- Nothing further. Except I would like to commend all the Board members and Kurt Jacobsen, for the vast amount of work that they put in behind the scenes that the members have no idea of.
 - f. Sally Miller stood up and commended Kurt for the letter that he sent out about the upcoming election, and she also commended all the board members for all the work that they put in.
11. Open forum.
- a. Keven Pool lot 64. Wanted to know the procedure that would boot up a decision from the Board to a vote of the entire lot owners? And would like a vote to get rid of all Proxy voting.
 - b. Jeff Michelsen. The State requires that a water report be posted so all the Ranch lot owners can see it. It was mentioned that it would be included in the budget report, and on the DSROA website. Talked about the positive water samples, and how he takes those water samples. Kathy Pierce and Karen Frei asked about testing their own water samples. Jeff said that Kanab is taking samples every Tuesday from 8:00am to 12:00 noon. Any other time you would have to take them to St. George, or Cedar City. If you do take your own water samples, you have to get them there within 24 hours, and they need to be kept on ice. It was proposed to have a sub link on Water, and have information that lot owners could use.
 - c. Tina asked permission to clean out a storage closet that hadn't been touched for quite awhile.
12. Cindi Olson called for a vote for adjournment. Michael Jordison 2nd it. The vote was unanimous.
13. Adjournment was at 12:01
14. Next Board Meeting: September 9, 2023—Annual Meeting

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9/11/2023

Submitted by Scott Koller, Secretary, September 9, 2023
cc: Danielle Clarkson, all board members.