

Minutes of the DSROA Board Meeting held August 13, 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. Bruce McQueen (101)
9. Jeff and Tina Collins (121)
10. Kevin & Cyndi Pool (64)
11. Brian & Cathy Castle (130)
12. Mae Woolsey (220)
13. Vance Green (155/156)
14. Mike and Teresa Jordison (67)
15. Byron Averett (3)
16. John Reid (18)
17. Scott Koller (015)
18. Gary & Anne Clark (144)
19. Cade Hoff (83, 280)
20. Jeff Michelson (113)
21. Israel & Joanna Whitbeck (274)
22. Cal and Kelsie Boettcher (277)
23. Sally Miller (87)
24. Joan Smith (269)
25. Alex Scharnetski (282)
26. Ed Quist (183)
27. Ben Collinwood (227,238)
28. Ken Schulz (192)

Mike let everyone know that 2 board members, Larry Clarkson and John Harris were not expected to attend.

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.

2. Presentation and approval March meeting minutes – Cindi Olson

The minutes from the July meeting were submitted to the board members. No corrections have been requested. A motion to accept the minutes as submitted was

made by Mike McNichols and seconded by Kurt Jacobsen and the minutes were approved unanimously.

3. Fire Mitigation Report Q&A – Derrick Starley, Kane County Asst Fire Warden

Derrick shared a map of the areas affected by the Fire Mitigation Plan. He gave an overview of the project; pointed out where mastication of the trees is planned, with 40' spacing and a 20' clearing along the road. They will be using an excavator with a grinder on the front that will grind up the trees and spread the mulch on the ground. He showed us where some hand treatment is planned for next year, in a Ponderosa stand where they will hand clear, create burn piles and burn them in the winter.

In response to member questions, John Schmidt was introduced as he is a wildland urban interface coordinator for the State of Utah and is working with the Forest Service on the project north of the North DSR/Forest land gate. The piles of trees there will be burned either this year or next when it is safest to do so. In the meantime, members may contact the Forest Service Powell Ranger District in Panguitch at (435) 676-9300 and ask if members may cut firewood from those piles (decks). Concerns were expressed by multiple members over the drainage and resulting road damage that is happening in that area since the trees were cut; Derrick and John Schmidt stated they would bring up the issue with the Forest Service for possible action.

Regarding the CWPP (Community Wildfire Preparedness Plan), Derrick admitted the ball was dropped during the pandemic but it will be moving again soon. There is a new funding stream that is available to communities due to the Infrastructure Bill and it's called the community wildfire defense grant. Grants can range anywhere up to 200,000 to \$10 million to do fuels work around the community. Individual communities can apply for these grants. He requested that somebody with that skill set in the HOA help us apply for those grants. He said they would guide folks through it, but will need someone in the HOA to prepare the grant. Derrick asked for 3 DSROA members to join the committee and represent our community in CWPP meetings. A member asked if an Environmental Impact Study was done on the project; it was not, they are not typically done for projects on private land. Some other concerns were expressed about whether the approach might increase fire or flood danger and John mentioned that perhaps an "open house" could be arranged after a treatment is finished and more questions could be addressed onsite at that time. Seeding will be done next year with a wildfire preventive mix to promote healthy undergrowth.

4. Treasurer Report – Joe Bosze

Jennifer reported for Joe as there were technical difficulties that prevented him getting the info. In our checking account, we have \$107,216.35. In our savings account, we have \$61,259.72, and in our special savings we have \$4,274.62.

We have six members who have yet to pay their 2022 annual assessment. And we have two members that are still in arrears for both 2022 and 2021. Cabin reservation income is at 250% of budget.

5. Office Report – Jennifer Schaerer

Everyone should have received their ballots by now, they were mailed out on August 3. If anybody needs the candidate profile document electronically, just send an email to dsroa@deerspringsranch.org. And a final reminder to everyone that you must be current in all amounts owed in order for your vote to count when they're tallied at the annual meeting on

September 10. Last but not least keep an eye out for an email with a link to fill in how you would like to contribute to the annual meeting coming up September 10; potluck, auction, volunteers for clean-up, whatever the case may be.

6. Property Management Report – Jacobsen Management, LLC

1. There is a mile and 1/8 fence that will be going in by Podunk; half will be done this September, the last half next year, maybe January.
2. We were having problems with the inverter at HQ so we purchased a new one (with controller) and it is working well.
3. There is an issue with cows getting into the forest through the open gate at the west side of the Ponderosa Grove. I am scheduling installation of a cattle guard there.
4. A new culvert has been installed at the gravel pit.
5. Lawn by Ranch House has been re-seeded, will be mowing/mulching so lawn should be nice for the annual meeting in September.

7. Operational Updates – Mike McNichols

Rattlesnake Safety – There have been many reports of rattlesnakes around the ranch, a dog was recently bitten. Kanab Veterinary Hospital (owner is one of our members) does not have after hours emergency services. Use caution, be prepared.

Ranch Radios – Members are encouraged to own and use a ranch radio when on the ranch. Jeff and Tina Collins currently carry new radios and will program them to include any desired neighborhood (line of sight) channels in use. Contact Jeff or Tina by email, on Facebook, or through Kurt. Please use the radios for information sharing, be careful that you are not accidentally holding down the transmit button, and do not allow children or others to use them inappropriately.

L2 water survey – Recently installed new water lines to upper cabins. We just passed water testing for both upper and lower cabins, August is historically the worst month regarding water testing failures so this is a big win.

Plans for Annual Meeting September 10, 2022 - No significant change in the format this year from previous years. Jennifer will send out an email request for volunteer signups to help set up for the meeting. Set up will happen before the meeting, Jeff and Tina agreed to bring their big canopy to cover the potluck tables, they will need help and some time to set it up. The meeting will start at 10:00, will include “meet the candidates” and an opportunity to ask questions of the potential new board members. Then lunch and while votes are being tallied, John and Sunshine Harris will conduct the auction. After the auction, the new board will be announced and will meet in the Garden Cabin while volunteers clean up.

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

- a. Mike McNichols – Nothing further
- b. Kurt Jacobsen - Nothing Further

- c. Cindi Olson – Kim (Workcamper) is here until sometime in Sept. or Oct and is doing a good job. Please let anyone who would like to stay in RV area about the workcamper opportunity. Members who wish to stay in the RV pads may workcamp for a month or two as well, and would have water, septic hookups as well as propane and fuel for their generator on hot days to run A/C.
- d. Joe Bozse – Made 10 new screens for cabins, 6 have been installed in Cabin 3, 2 in Cabin 2. Kurt and Joe installed a metal screen door upstairs in Cabin 3 to improve airflow.
- e. John Harris – Not in attendance
- f. Kathy Pierce
Brinkerhoffs have approved the road work needed to repair/replace the culvert on the road to Podunk. The current culvert is not working, it is crushed and water is overflowing and eroding the road. Randy Frei has submitted a proposal and we are hoping to coordinate resources to get this work done ASAP.
- g. Larry Clarkson
Podunk culvert will need to be at least 24” and 20’ long. I can source a culvert from the gravel pit if needed and if it can wait until I get back. Deer hunt season is starting soon, running Aug 20 through November 20; the hunt that affects DSR is the rifle hunt which goes from Oct. 22 through Oct. 31. Will discuss that more as the date approaches. That is all except that I’m trying to get back by September 10 and bring a little salmon or halibut back for the Annual Meeting auction.

Additional discussion items:

Additional gravel will be crushed/screened for member purchase toward the end of September. There was some discussion of the electrification of the cabins which is an ongoing project.

7. Adjournment

Next Board Meeting: Annual meeting: Saturday, September 10, 2022, 10 am at the Ranch.

DocuSigned by:

Cindi Olson

11/1/2022

Submitted by: Cindi Olson, Secretary August 21, 2022

Cc: Jennifer Schaerer, all board members.

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