

Board Members	Office	Areas of Responsibility	Neighborhood	ATTENDANCE
Barry Clarkson	President	Communications, Legal, Water	Upper Slide	PRESENT
Kurt Jacobsen	V.President	Headquarters, Cabin Renovations	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 Canyon, Pipeline	PRESENT
Brad Hunt		Agriculture, FB, Web Dev, Cabin Renovations	Lower Ranch	PRESENT
Larry Clarkson		Equipment (operations), Fishing Ponds, Wildlife	Lower Slide	PRESENT

## DSROA Annual Members Meeting & Election 2020

**Saturday, September 12, 2020 – Deer Springs Ranch Headquarters**

*Prior to the meeting, a "Meet the Candidates" presentation and Q&A was held*

### 1. Welcome/Prayer/Roll Call – Barry Clarkson, Current President

- 1.1. The Board and Members were welcomed Association President, Barry Clarkson.
- 1.2. A prayer was offered by John Harris.
- 1.3. Roll Call was conducted by written record and is attached to these minutes. All Board Members were present.

### 2. Presentation and Approval of 2019 Annual Meeting Minutes – Kathy Pierce, Secretary

- 2.1. The meeting minutes were provided to the membership via the ranch website, by email communication, prior to the meeting for review by the Board of Directors and the membership. The meeting minutes were presented for approval. Sally Miller (Lot 87) motioned to accept the minutes. Joe Bosze seconded and all present voted unanimously to accept the meeting minutes.

### 3. Financial Report – Joe Bosze, Treasurer

- 3.1. It was noted that 97% of dues have been collected and an accounting of each account balance was given as follows: \$93,700 in the Main checking, \$60,000 in savings, \$4,200 in special savings and \$2,000 in the old Caretaker account. Joe Bosze noted that all budget spending is within budget and noted that cabins have recently been upgraded with budget money. Rick Despain (Lot 182) acknowledged the cabin upgrades as surprising and fantastic for Cabin 7. TaNiesha Spor (Lot 34 & 93) noted the same for Cabin 3. Applause was given by those in attendance for a job well done on those improvements.
- 3.2. DSROA Statistical Reports – Mariah Wheeler led those in attendance through a packet of statistical information which included a pie chart representing the allocations to income and expenses, in percentages, of income received year-to-date (September 8, 2020).
  - 3.2.1. Income states that of the income received (YTD) the following percentages represent the portion of the income being received by each area: Assessments 79%, Cabin Reservations 9%, Wildlife Income 9%, Donations 1%, Finance Charges 1%, Member Services 1%, Grazing contract 0%, Misc. 0%.
  - 3.2.2. Expenses states the YTD percentages of income spent in each area: Payroll Expenses 40%, Cabins 17%, General/Admin 9%, Special Improvement Projects 9%, Insurance 7%, Equipment 6%, Fuel Expenses 4%, Headquarters 3%, Water Resources 2%, Roads 1%, Taxes 1%, Automotive 1%, Bank Fees 1%, Miscellaneous 1%, Livestock/Wildlife/Agriculture 0%.
  - 3.2.3. Also provided was a bar graph noting several categories with past year comp with year-to-date (September 8, 2020) information: Member Lot Cabin Usage – 70, Member Water Contracts – 31, Member Lots Current on Assessments – 290, Lot Ownership Changes – 25, DSROA End of Year Reserve \$0.

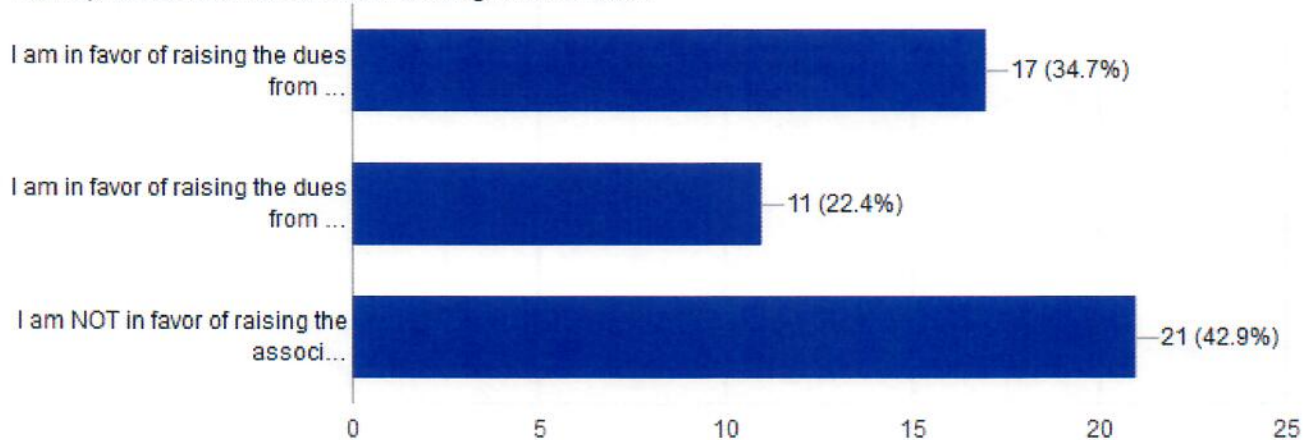
### 4. Call for Final Ballot Collection & Dismissal of Ballot Counting Committee

4.1. At 11:30, the final call for ballots was given and Mariah Wheeler and counting committee including, May Woolsey (Lot 220), Tina Collins (Lot 121), Linda Alderman (Lot 152) were excused to the Garden Cabin to begin tallying the votes.

## 5. Informal Member Open Forum

5.1. Raising of DSROA Association Dues – discussion led by Barry Clarkson

5.1.1. A survey was sent out to the membership regarding the raising of assessments. The discussion was opened with a couple of comments from the audience. A member requested that the Board provide additional feedback on where the additional income would be allocated. Another member shared support of current cabin upgrades and wished to see the income allocated to cabin renovations. Barry Clarkson shared that the raising of the dues proposal is based on the survey of the membership from a year previous, wherein the membership provided feedback on priority projects on the ranch. That feedback resulted in Cabins and Roads being voted as top of the list for improvements. The raising of the dues from \$475 to \$500 as a minimal way to provide annual income to benefit those two projects. In the provided survey, three options were presented: raising the dues from \$475 to \$500 (top line in bar graph below), raising the dues from \$475 to \$520 (second line in bar graph below) or not raise them at all (bottom line in bar graph below). The Board was presented with feedback regarding the results of the survey, which as of the annual meeting, is as follows:



With the original proposal to raise the dues from \$475 to \$500, Barry Clarkson noted that the allocation of funds would be as follows: \$2,500 to Cabins, \$2,500 to Roads, with the balance being added to the general operating budget. Barry Clarkson noted that a decision on the raising of dues would not occur this day. Each Board member was given time to share their opinions.

5.1.1.1. Brad Hunt – Opposes the survey as not being completely informative to members. Brad Hunt also opposes the raising of the dues. He does support paying an additional amount towards the ranch, if the ranch needs the money. He noted that the ranch can benefit from more money, but that ranch budgets have been balanced, even under the current income, and has achieved balance by borrowing/sharing budget money from other budget categories to cover expenses. He is opposed to board members being allowed to spend half their budget without board approval. He notes the time to do projects is when the equipment is on the ranch. He also noted that the ranch has always ended each financial year in the black and with a savings account. Brad Hunt noted he is in favor of a one-time assessment.

5.1.1.2. John Harris – Has been sitting on the fence on the idea. A raise in assessments has not happened for a long time. Regarding Roads, where his area of responsibility lies, he estimates about \$50/lot, per year for road maintenance. Right now the main roads are receiving the maintenance on the current budget. With an increase, some of the smaller roads could receive some improvements as well. A member questioned why money from the savings account couldn't be used. John Harris explained that at the end of the year, we do not have money leftover and we need to have reserves for emergencies and for beginning of year expenses. Overall, he is in favor of the increase, noting that the proposed increase isn't enough in the long haul to do things the right way, but will begin to

offer opportunities to improve more roads on the ranch. John Harris would like the membership to vote on the issue.

- 5.1.1.3. Larry Clarkson – Noted that a lot of the road work done on the ranch is done by donation that the DSR budgets don't pay for. Fairly, the ranch should be spending \$100k a year on erosion and roads each year. John Harris interjected that all of this free labor & equipment use, if translated to dollars, could not be supported with current income and requested the membership to consider that the little increase would help take steps forward. Larry Clarkson also noted that the survey was meant to be a starting process of a discussion between members and Board, and is not a feeble attempt to show Board control. Larry Clarkson is in favor of raising the dues and feels that every member would support the dues being raised if they were aware of the needs. Larry Clarkson invited members to provide feedback and donations towards projects on the ranch that they may observe.
- 5.1.1.4. Barry Clarkson – Over the last 4 years, expenses out of the legal budget have been minimal, because the services have been fully donated. He noted that once he does not serve on the Board, DSR would need to pay for those services. Barry Clarkson reiterated that many members donate their labor and give generous financial contributions. An example was shared regarding the broken water line to the upper cabins that can't be fully repaired because ranch budgets can't support the cost. Barry Clarkson also noted the generous amounts of donated labor given by Brent Fullmer, who donates hours of time to the ranch, fixing, repairing, designing, etc. He noted that if you rely on volunteers to donate labor and resources, then yes, it can appear that DSR budgets are enough to support the ranch; but that is false information. Barry Clarkson cited another example: Joe and Candy Bosze have donated hours of time improving cabins for the ranch, including donating their fuel to haul several cabins worth of furniture on their own dime, having donated all the furniture as well. Another example shared: Kathy Pierce and the Cabin 7 project saved the ranch a "ton of money" by providing volunteer labor for those renovations. Barry Clarkson is not comfortable relying on a handful of members who donate above and beyond, their resources and their time, in order to keep the ranch running and would like to be prepared for a future time when contractors will inevitably have to be hired to do work for the ranch. Barry Clarkson finished a statement; that the ranch cannot support itself on current budgets.
- 5.1.1.5. Joe Bosze – Speaking as Treasurer, noted that his position is to make sure money is spent appropriately, out of budgets. Joe Bosze notes that taking from Peter to pay Paul, is not a way to run budgets because one area of the ranch or another won't have adequate funding to continue to maintain it properly. Joe Bosze is in favor of raising the dues. John Harris noted that Joe Bosze donated \$1,200 out of his pocket to have Old Burn Road graveled; which improvement should have been paid for out of DSR budgets. Joe Bosze noted that refrigerators for cabins alone cost hours of labor to keep running and a ticket price of \$1,700 to replace them when they can't be repaired. He has formulated a solution that could be achieved with an increase in cabin funds, which includes installing a solar system for each of the upper cabins to support an electric refrigerator and to replace all of the refrigerators in the upper cabins with electric ones. The increase of association dues would almost fully fund those improvements, at a savings to the ranch in the long run.
- 5.1.1.6. Kathy Pierce – Cabins and Roads are the number one items needing attention. Kathy Pierce would like to see the additional \$7,500 from the increase of association dues, to be split evenly between cabins and roads. A member questioned how often the member cabins are used? Barry Clarkson noted that cabins are used regularly between Memorial weekend to Labor day weekend, by members.
- 5.1.1.7. Barry Clarkson opened the floor to questions and opinions of the membership. The general feedback from the members was interest in being more aware of the projects being completed and encouragement on the solar option for the upper cabin refrigerators. Members were encouraged to keep their email addresses up to date with the office, for communication purposes, as well as joining the closed Facebook group. A volunteer sign-up sheet may also be provided for members.

## **6. Luncheon / Entertainment / Auction**

- 6.1. A prayer on the meal was offered by Barry Clarkson. A delicious luncheon was served with main course smoked pork, Dutch oven potatoes, scones and watermelon provided by Kurt Jacobsen, Norris Church and Tammy Hunt.

Many members contributed side dishes and desserts, with food a plenty. Bluegrass music was provided live by Jon Stone and Company. John Harris served as auctioneer, with many members contributing items to be auctioned and bidding on items. \$1,261.00 was collected from the auction to be used towards next year's annual meeting event. The festivities were much enjoyed.

## **7. Election Results**

- 7.1. Following the auction, Barry Clarkson turned the time to Mariah Wheeler to announce the results of the election. The results are as follows: 174 Ballots were counted. The newly elected Board Members are: Barry Clarkson 118 votes, Joe Bosze 95 votes, Michael McNichols 87 votes, and Kathy Pierce 85 votes. These are the new board members to serve a two year term. The remaining candidates received the following votes: Jeffrey C. Michelsen 73 votes, Brad Hunt 67 votes, Nelson Allen 63 votes, Cindi Olson 63 votes, Scott Koller 35 votes.

## **8. Brief Board Recess for Executive Session Election of Officers**

- 8.1. Barry Clarkson excused the newly formed Board of Directors for an executive session to be held in the Garden Cabin for the purpose of electing officers of the Board. Following the brief recess, Barry Clarkson announced that the newly formed Board of Directors had voted to retain all current positions of leadership as follows: Barry Clarkson, President, Kurt Jacobsen, Vice-President, Joe Bosze, Treasurer, Kathy Pierce, Secretary.

### **8.2. Brief highlight of achievements/improvements to the ranch, by current DSROA Board Representatives** *(Due to the timing of the luncheon, this discussion was held prior to lunch in the recorded meeting minutes.)*


- 8.2.1. Larry Clarkson – Referred to the pie chart presented at the meeting and noted that 9% of the income the ranch has received is from the Wildlife resource. In the expense chart, 0% is shown as spent out. Larry Clarkson noted that a portion of the income received for wildlife should be returned to the wildlife in improvements. To date, the money coming in has been turned into the general fund and hasn't been spent on wildlife improvements. Brad Hunt noted that there is some crossover in the Agriculture budget and its projects do assist to benefit the wildlife projects. Larry Clarkson noted that currently we receive money from the Deer association and has just been accepted to receive income from the Elk Association. Fishing pond improvements are still forth coming, but are postponed due to COVID. Dale Clarkson donated the fish to the fishing pond. Larry Clarkson is hoping to gather volunteers for the fishing pond improvements. The plan is to have the ponds cleaned, lined with boulders, a clean gravel path around the perimeter, the recreation of a hand washing station, and perhaps the completion of the meadow canyon water system to provide live water, restroom area, update piers, etc. There are many types of wildlife on the ranch including bear, cougar, bobcat, coyote, raccoon, ring tail cats, rattlesnakes, etc. The time frame for pond completion is to submit the plan to the board at the October meeting.
- 8.2.2. Brad Hunt – Defined the six areas of agriculture on the ranch. Noted that on the website, the documents regarding the agricultural projects for the ranch, can be found for reference. Brad Hunt invited members to come to him with questions on the projects. Noted that NRCS money has been acquired through the cattle contractor, Doug Hunt Cattle Company. Also noted that spending from the DSR Agriculture budget will be very little. As an example, it was noted that a wet mow on 99 acres is about \$100/acre. It is expensive to do weed abatement and these NRCS monies will cover those and help improve the land.
- 8.2.3. Kathy Pierce – Noted that the cabin usage has been healthy despite COVID. Reservations have improved with new systems and also a new credit card processing option.
- 8.2.4. John Harris – Current improvements are on Meadow Canyon Road from Skutumpah to the end of the gate. Broad Hollow road has been straightened out and the silt and dirt removed through to the BLM road. Johnnie Brown road needs to be graded for an escape road if there were to be a fire. Other roads are being prepared to be travelled in case of a fire or emergency. An old road in the Podunk is going to be graded for travel to the Skutumpah. The cost of the grader and operator is \$1,500/day; a good price and a good operator. A berm of gravel is alongside the roads to be used once we get some rain to finish the grading. Larry Clarkson in Slide Canyon will be taken care of right away once the prep work is done. The county recently graded the Skutumpah about a week ago, but the smoothness of the road is difficult to maintain because of the dryness of the roads.
- 8.2.5. Joe Bosze – had nothing more to share than he had already shared in other portions of the meeting.

**9. Adjournment of the Annual Meeting**

9.1. Barry Clarkson thanked the membership for their attendance and invited continued discussion on any areas that members of the association may wish to discuss. The next annual meeting is scheduled for Saturday, September 11, 2021 and the next Board Meeting will be held October 10, 2020, location to be determined.

This concludes the meeting minutes for the 2020 Annual Meeting and Election.

The foregoing meeting minutes were approved by vote of the Membership on September 11<sup>th</sup>, 2021.

  
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