

DEER SPRINGS OWNERS ASSOCIATION

The minutes of the Board of Directors meeting held:

October 11, 2014 at Deer Springs Ranch Garden Cabin at 10:00 AM

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 (T)	
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 10:00AM with a prayer. Members present were: Renee Hall, Lee Bellar, Brent Fulmer, Ken Lent, Candy Bosze, Vance Green (T), Paul and Nancy Brayton.

2. **Minutes:** The minutes for August 12, 2014 were presented for review. Motion to approve the minutes as presented was made by Joe Bosze and seconded by Jodi Akers. Motion carried unanimously. Minutes will be posted on the website after the board has approved them.

Annual Meeting minutes from September 2013 will be reviewed and corrected to represent the topics as the recording was taken. They will be voted on at the November HOA meeting, and if approved will be posted.

Annual Meeting minutes from September 2014 will be read at the September Annual meeting 2015.

3. **President's message:** President proposes committees to address outdated rules and regulations, gravel pit policy, and agenda points. Discussion followed on procedures to follow for making a request for agenda items to be put on agenda. Contact member on the board responsible for that area first to determine merit of item and then to the board for placement of agenda item at least 2 weeks before next meeting. (See attached addendum.)

4. **Ranch Report:** Paul and Nancy reported heavy rains and that the overall roads were doing okay. A new 18 inch culvert at Podunk was washed over by 2 feet of water. Lee Bellar is installing a culvert to correct problem. Grader had a 5 foot crack on blade that required welding; job was completed by Joe Bosze and Paul Brayton. It is up and running presently. Dike on Old Burn Road had spots where water rushed over it; otherwise, doing well. Cabins will be closed down soon (laundry brought down, bug bombs). Paul will continue to brush hog, cut firewood and insulate valves for Cabins 7 and 8 as they are open for the winter. Cabins full the week of October 17th. Solar system has been reprogrammed for the ranch house.

5. **Financial Report:** Linda presented the Balance Sheet. The profit/Loss sheet and Accounts payable were requested to be printed for the meetings. We have enough money left from the budget to finish out the year. Fuel has been delivered. The auction at the Annual Meeting made \$685 to assist in the next year's Annual meeting expenses.

6. Phil Hall presented new procedures for Paul when he has questions concerning issues for the ranch. Board Members responsible for that issue or area will be contacted by Paul for answers and directions 90% of time. Discussion followed on what constitutes emergencies for the ranch Manager and the procedures to follow by manager. A maximum of no more than \$500 can be used after proper protocol has been followed. (See attached addendum.) Motion was made by Jodi: Only members can vote and receive a proxy for the Annual Meeting. It was seconded by Robert; the motion carried unanimously. Newsletter should reiterate no proxy to be given to nonmembers. Linda explained the procedures for receiving ranch mail. Ten ballots were later found that were not counted for the election. They were viewed and determined they would not make a difference in the final tally for the outcome of the candidates. The official count stands.

7. **Budget**: Jodi presented a budget worksheet that included categories of income and expenses over the last 2 years. 2015 Budget estimates were presented from these figures and discussed. Managers stated new queen and twin mattress were needed in garden cabin for the budget. Wish lists were presented for possible items the ranch could use. Porta Potties have been donated for use at the ranch this year. New ranch stickers for members should be done this year. Bob will check on radio license. Possible income could be raising pigs and/or cattle to sell off. Coal road needs to be completed as money has already been budgeted this year. Savings account was added for big ticket replacements – ranch house solar batteries, HQ water pump, and HQ generator 40-65ks. Budget was discussed in 2 parts and will be presented in next meeting with possible changes to balance it and accept it.

8. **Roads and Fire Protection**: Robert had discussion on MOU issues and the Kane County's obligation to the ranch. How will this impact the ranch- parking lot for vehicles so that visitors are not going off the main road, notifying ranch managers that visitors are coming with ATVs etc.? Old signs were removed and new signage with proper placement will be coming soon. Members should not have to police nonmember vehicles. Litigation is going between the Forest Department and County to do the Scenic Loop to the Pink Cliffs with no agreement yet. Therefore, no improvements have been done. Paul spoke to Larry C. about water from loop road draining and destroying red reservoir water. Maintenance is being done at Podunk. Title 5 Coal Road will be fixed and maintained – fix one section and put in a culvert in another section. Robert will contact Allan Steed.

9. **Equipment & Cabin Maintenance**: Plans for budget monies for cabins – solar in Cabin 8, water and gas meters in Cabins 7 & 8, fix steps and landings for Cabin 3, mouse proofing cabins 2 and 4. Joe will get bids and fit into budget.

10. **Reservations & Web Development (Communications)**: 161 reservations were booked in 2014 and increase was due to better conditions of the cabins and management. In order for cabins 9 & 10 to be listed with the tourism board they must be in total compliance. All cabins should be in compliance with current codes for renting out for non-members. Bob will speak to Vance and Linda concerning radios and licensing; this includes maintaining and reserving our fee for the DHF license.

11. **Agriculture and Wildlife**: Paul spoke as Leland was absent. 95 cows are on the ranch with Doug Hunt with his grazing lease and will be off Nov 15th. Leland will be asked to research the current lease and look into responsibility of fencing and corrals. We are looking into horse rides by the Hunt family but must know if licensed, insured, and possible partnerships with the ranch. Jodi will email Hunt's cattle lease and horse riding to Leland.

12. **Ranch Activities, Security, And Public Safety**: Linda sent a letter to Lot 11 to have all trailers removed and/or torn down. To date, all but half are left to be removed and job will be completed ASAP.

Adjourn: Joe Bosze made a motion to adjourn the meeting at 1:25 PM. Robert Musko seconded the motion. The motion carried. Meeting adjourned.