

DEER SPRINGS OWNERS ASSOCIATION (October 10, 2015)

The minutes of the Board of Directors meeting held:

Deer Springs Ranch Headquarters, Utah 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	2017	X	
Joe Bosze	Secretary	Equipment, Facilities, Cabins; Crawford	2017	X	
Jeff Michelsen	Director	Reservations, Web Communications; Slide	2017	X	
Leland Gentry	Director	Agriculture, Wildlife; Podunk	2016	X	
John Harris	Director	Activities, Security, Safety; Lower Ranch, Meadow Canyon	2017	X	

1. **Call to order:** Phil Hall called the meeting to order at 10:00AM with a prayer from Barry Clarkson. Robert Musko was absent and all other board members were present. Members present were: Bob Allen, Linda Alderman, Jo Ann Michelsen, Brent Fullmer, Paul and Nancy Brayton, Markus Hamilton, Markus Rowley, Kathy Gentry, Mike and Joann Stallone, Sunshine Harris, David Smucker, Candace Bosze.

2. **Minutes:** There was no meeting for August 2015. Minutes for July were posted. The Annual Meeting minutes are being worked on now and will be ready earlier than the 2016 Annual Meeting.

3. **Ranch Report:** Paul Brayton reported on the last month's progress at the ranch.

A. Cabins are ready to be closed down for the winter. Cabins 7&8 will have new valves as they are open year round. Septic tanks need to be pumped in the spring. There are problems with Cabin 1's septic tank and leech beds. Tanks are treated 2X each year. The board is requesting logs and records for work done for each cabin each year and have this recorded into the repository. It was stated that no cabin gas lights are in need of repair.

B. Robert Musko will receive a running report each month to indicate where the roads have been graded.

C. There are problems with the generator to the inverter to make it function with the solar panels. Suggestions are to check the plugs and adjust the AMPS. The solar panels have been moved out from the trees for better sun exposure. We are trying to not use the larger, more fuel consumption generator. The phone has had issues with the power.

D. Equipment – Oil leak has been fixed on the grader. The Kubota had the case tightened. The new wood splitter has been working well; the chain saw is in good condition.

E. There was discussion on the Ranch Manager’s responsibilities. A list was reviewed and directors were assigned responsibilities to oversee specific areas. This system is working for the managers and the board.

Hospitality, Security – John Harris and Phil Hall

Cabins, Headquarters, Equipment – Joe Bosze (log book from managers)

Roads – Robert Musko (log book from managers)

Water systems – Joe Bosze and Jodi Akers

Records, website – Jeff Michelsen

Liaison with Ranch Managers – Linda Alderman

HOA, Teleconferencing - Bob Allen (Volunteer)

4. **Phil Hall** is requesting projects for next year from the board members so the budget for 2016 can be prepared. Leland Gentry suggested some fencing be done in Podunk. Wildlife tags were discussed with Larry Clarkson present. Seeding may possibly be done next year.

A. Group Reservations – The booking goes first to Linda Alderman and she gets all the details, gets a contract and deposit. At the event there will be a count for number of people at each cabin or area for the \$2.00 per person per day. The ranch managers must follow this procedure.

B. Rules and Regulations are to be sent out with the budget. Jeff Michelsen shared his concerns about where members can use firearms and whether there should be a designated place off the ranch (allotment area 2 miles from the ranch). There is no regulation on private property of landowners. Also he had concerns about the grammar in the document. Barry Clarkson volunteered to review the document. It should be ready by the next meeting in November.

C. Board Attendance at Meetings – It was discussed that if a person is elected and does not come to meetings, then they should resign. It should be a standard practice to be complied with and put into the rules and regulations.

***** Jodi Akers made a motion that if directors do not attend 3 or more scheduled meetings for the year, then their annual dues will be forfeited and they will have to pay personally. It will be effective 2015. John Harris seconded it.

Unanimous Passed

5. **Financial Report:** Jodi Akers stated that 3% more of the past due accounts have been collected. The reservation fees are up. Vance Green will have a cost analysis on the website. We are up 2% over what was projected. The cabin supplies were \$260 over budget. Fuel figures was adjusted and now on track. Legal (\$5000 on budget) was over due to the water systems documents. Mailings were over budget and we still need 1 newsletter to go out with the assessments. Roads category was over but there needs to be an adjustment with agriculture due to Half Moon containment repair. Livestock category was in the black. We have \$47,000 in the bank and are in the black for the end of the year.

6. **Budget:** Jodi Akers will get the budget ready for next month's meeting. She will go back to the actuals and also get an average over the last 3 years. This will be the basis of the working budget for November. Directors are asked to bring ideas and ballpark figures for areas of their responsibilities for the budget.

7. **Legal:** The board discussed upcoming meeting times and places. Most times are at 10AM.

November 14th – Kanab at Perry's Lodge (Linda will check.)

January 9th – Las Vegas at Bosze's home

March 12th – St George at Hall's home

April 9th – Kanab or Ranch Headquarters

8, 9, 10. These agenda items were skipped today.

11. **Water Resources** - We will maintain the committee members: Jodi Akers, Brent Fullmer, Vance Green, Barry Clarkson, Dirk Clayson, Joe Bosze, Robert Allen, Mark Rowley, and Paul Brayton. The Neighborhood Water Systems document was presented to the board. General consensus was that there is a need for some changes and a new agreement is required. Feedback was good between water committee members, the board and members in the audience.

A. **Meters** – This has not currently been included as part of the document. Discussion centered on the common water source and the need to meter lot usage; it needs accountability to the HOA. Installation and maintenance of such meters can be minimal but effective. David Smucker offered information on the cost of a 2" meter at \$750 and a 4" meter at \$2500. A straw poll was taken and it showed the board recommends having meters included in the document. (Leland Gentry No, all other 5 members Yes.)

B. **Selling Water Rights** – The board had reservations about selling all water rights from one lot to another. It would leave the one lot without any way to have water for future members. Barry Clarkson stated that a notice would have to be given upon selling the lot that there is no association water for that lot. No one can sell the water right without an application of transfer and then apply to the board. Discussion was on limiting how much water could be sold or transferred. A straw poll was taken as to accept the selling of water rights as written. 3 Yes (Phil Hall, Jeff Michelsen, John Harris); No (Joe Bosze, Jodi Akers, Leland Gentry). There was further discussion on the amount of water transferred. It was suggested that each lot must maintain .25 acre feet (necessary for recreation). Another straw poll was taken and it was unanimously accepted for the wording of the transfer or sale of water rights if the .25 acre feet of water was kept with the property and not the entire .45 acre feet sold.

C. **First Come, First Served** - Jodi Akers stated that for a small source of water, a certified notice would be sent to the owners and they would have 30 days to respond if they were interested in being part of the system, their right of refusal. A straw poll was taken to have the first come, first serve as written. 4 Yes (Phil Hall, Joe Bosze, Jeff Michelsen, John Harris); 2 No (Leland Gentry, Jodi Akers).

D. **Cost of Connection** – Discussion was following on what charge should be done for the connection after the system is developed. There should be a value based on a fair market value. If the association hooked up to the neighborhood system, no fees should be attached if the system is from an association water source.

All of these discussions will go back to the water committee. A new draft will then be presented to the board for review.

12. **Proxy votes:** Leland Gentry asked for discussion to do away with proxy votes. Discussion was stating that this would undermine our independence and that members should speak up and vote or not vote. Bruce Jenkins, our HOA lawyer, commented to the Gentry family that not all HOAs have proxies, voting by mail. Jo Ann Michelsen made a comment that maybe we could do electronic voting. She will bring information to the board concerning this matter.

13. **Web Development and Communications:** A newsletter needs to go out soon. All board members with Vance Green, Linda Alderman, and Nancy Brayton will unite to get it out in December.

Jeff Michelson will get information concerning Dale Clarkson's welcome letter to new members. Members get confused about DSROA and Dale Clarkson as the realtor who sold the lot. A letter should come from the Association to welcome the new HOA members.

14. **General Burn:** Phil Hall directed our attention to a link on a website that concerns Deer Springs Ranch. It states in the Spectrum that there is a scoping period of 30 days for comments from members about the general burn in our area. We may have 15-20 more days to respond. Phil Hall and the board believe the board should respond with a general letter with our major concerns about this burning of the forest Slide Canyon area and Pipeline. Logs will go through Meadow Canyon Road or another temporary road. There will be commercial logging. The letter should indicate if there are any other burns or damages, there will be a claim. Phil Hall will write it up and run it by Barry Clarkson.

Ready for November Meeting:

Rules and Regulations

Wish Lists from Directors

Neighborhood Water System Documents

***** Motion was made by Jodi Akers to adjourn at 2:45. Joe Bosze seconded it.

Unanimous Passed

Executive Meeting will be held at 3:00 PM Today.

