

DSROA BOARD OF DIRECTORS MEETING OCTOBER 14,2023

Meeting held via Zoom Conference Call and at Ranch headquarters

Meeting Minutes

1. Welcome- Brent Fullmer, Board President. Meeting was called to order just after 3:00 pm.

a. Prayer- Cade Hoff

b. Roll Call: Board members, and members present.

Brent Fullmer	117	
Scott Koller	15	
Michael Jordison	67	
Larry Clarkson	76	
Kevin Poole	64	
Bart Battista	94	absent
Cade Hoff	83	

Anthony Pagel, Phillip Tiebel	212	
Ben Collinwood	227	
Bob Becker	4	
Bob Headman	160	
Cathy Castle	130	
Cyndi Pool	64	
Dan Wirt	28+	
Daniel Clarkson	111	
Dale Clarkson	164	
Gary/Anne Clark	144	
Gary/Renee Van Arsdale	19	
Kristina Deeter	218	
Kurt Jacobsen	90	
Israel Whitbeck	274	
Jeff/Tina Collins	121	
Jeff/JoAnn Michelsen	113	
Joan Smith	269	
Joe/Doug Bosze	107	
Joe McElroy	122	
John/Linda Reid	18	
Mike McNichols	270	
Phillip Osborn	210	
Vance Green	155	

2. Minutes for the Annual meeting will be presented and voted upon at the next annual meeting.

3. Treasurer Report- Michael Jordison. We are still within budget, unless something really unexpected happens in the next three months. The sixty thousand that we had in saving, that has just been sitting there. I put it in CDs so it would start collecting interest. The cabin renovations was voted upon and approved on last years budget, and that was moved forward to this year. That is the reason why there is such a big number that is over this years budget. The Cabin renovations for cabins 9 and 10 did come in just under budget.
4. Property Management Report- Jacobsen Management, LLC- The cattle guard at the entrance to the Ranch has finally been completed. Kurt and Brent have cut the posts to put up at the entrance. Just waiting for the fall round up of the cattle, then we can put them in. Working on rodent control in cabins 2 and 4. Will be going around replacing broken fence posts with juniper posts around Headquarters this winter as weather permits.
5. New Business-
  - a. From Dan Wirt and John Harris.  
Petition to the DSROA Board of Directors

The undersigned members of the Deer Springs Ranch Owners Association (DSROA) petition the DSROA Board of Directors to adopt the following policies:

- 1) The Board of Directors of the DSROA will not sell or lease (with the exception of grazing leases) any common property (any part of the 2000 acres of Association land) prior to at least 2/3 affirmative vote by the membership and prior to meeting any other requirements specified by Title 17 of the Utah Code and any other applicable Utah Code.
- 2) The Board of Directors of the DSROA will not sell or lease any lots owned by the DSROA prior to at least a 60% affirmative vote by the membership.
- 3) The Board of Directors of the DSROA will not enter into any agreement with Deer Springs Ranch LLC unless that agreement is in the form of a written contract and that contract is approved by at least a 2/3 affirmative vote by the membership.
- 4) Prior to the next annual meeting, the Board of Directors will call a special meeting of the membership for the purpose of amending the Bylaws, to remove the "proxy votes may be submitted in any form" and replace that language with "proxy votes must be submitted on the official DSROA ballot form".
- 5) In any executive session of Board meeting, the Secretary will record all the subjects discussed, even if not voted upon, without revealing the specific details as appropriate.
- 6) If any of the above votes by the membership occur in a special meeting outside of an annual meeting, then adequate notice will be given to the membership, and voting will be conducted

via paper ballots sent to the membership, exactly analogous to how annual meetings are conducted, with only paper ballots accepted.

7) This petition will be placed on the agenda of a regular monthly board meeting, read into the minutes in its entirety, and adopted or rejected in part or entirety by vote(s) of the Board in the open session of the Board, with the vote(s) recorded as to individual Board members in the minutes. Daniel Wirt, Lots 28, 29, 30, 31, 32, 33, 40, 41, 42, 43 John Harris, Lot 16

After a lengthy discussion on these issues- On points #1 and 2 on selling DSOA lots, it was voiced that most of the DSOA board would agree that if it was determined to sell any of the lots, it would require a 2/3 vote of the members. It was also voiced that at least 4 or 5 said they do not want to sell any of the DSOA lots at this time. On Point #3- not entering into any contracts with Deer Springs Ranch LLC. Brent made the statement, in that it was taken care of with the Vote at last months Annual meeting, in that proposal was voted down. On talking about point # 4 about special meetings to changing or amending any bylaws. Cade made the motion to form a committee to go over the bylaws to see if any needs to be amended, added, or removed. Brent 2<sup>nd</sup> the motion the board voted unanimously to approve. Cade said he was willing to head the committee as the Board representative. It was asked if any of the members present would like to be on that committee, Jeff and Tina Collins volunteered, as well as Dan Wirt. On points # 5,6, and 7. On giving what topics that were discussed in Executive meeting being brought up in the regular board meeting, and members being advised on any special meetings being held. And if any voting occurred. After a brief discussion, nothing was really decided upon these subjects.

- b. Gravel Pit Policy. Larry is in the process of drafting a proposal to lease the Gravel pit. Some of the points that was brought up are. Him leasing and controlling the gravel pit for \$6,000.00 a year. His first priority is to make the gravel pit safe. He would be responsible for paying the .80 cents per yard to the BLM, and he would charge .20 cents a yard for himself, and .80 cents to \$1.00 dollar to DSROA. This is some of the things that was brought up in the discussion. Again Larry is working on the proposal that he will submit to the DSRO board for approval.
  - c. Road Sign Project. Cade inherited the sign project from Jeff Mickelsen, and is working on getting ahold of the person who was going to help get them made.
  - d. Road Projects. The Broad Hollow project was discussed. \$15,000.00 of private donations was put into the project. And DSROA voted on giving \$2,000.00 dollars to the project for fuel. They also used 700 cubic yards of screened gravel that was already screened and paid for by DSROA. The said gravel was ear marked for a Meadow Canyon project. After much discussion it was determined that the 700 cubic yards would be replaced by those who used it on the Broad Hollow project.
6. Water Report-Bart Battista, is absent, so Brent gave an update for Bart. The waiver for the lots that need to be modified to increase their water pressure has been submitted, we are just waiting to hear back to know if the proposal will be accepted. Jeff Michelsen has been our water operator, and he will be leaving in the spring when his contract is up. Bart wanted to let DSROA members to know that this is in process, and if anyone would be interested in the position. Bart is a certified water operator, and as such he said he

could do it if no one else is interested. We also need a cross contamination control administrator, and backflow prevention administrator.

7. Brief report of Board Members.

- a. Kevin Pool- The upper cabins will begin to be winterized in the next couple of weeks. Then the lower cabins will be winterized by the end of the month, and the garden cabin will be winterized just after thanksgiving, the comfort stop will also be shut down and winterized in the next few weeks.
- b. Larry Clarkson- The forest gate will be locked for the beginning of the Deer hunt, from Oct. 20<sup>th</sup> to the 25<sup>th</sup>. Also if the slash pile needs attention please let Larry know.
- c. Bart Battista- absent
- d. Michael Jordison- The new DSROA website is coming along, we will leave the old one up until we get the new one fully finished.'
- e. Scott Koller- Nothing further.
- f. Cade Hoff- Nothing further.
- g. Brent Fullmer- The news letter is the works, if you have anything you would like to put in the news letter let us know, it should be ready to send out by the end of the Month.

8. Open Forum for Members- Nothing further.

9. Scott made the motion to adjourn, Brent, and Larry 2<sup>nd</sup> it The Time is 4:40 pm

10. The next Board meeting is the annual budget meeting, it will be held by Zoom conference call, at 10:00am November 11, 2023

DocuSigned by:  
  
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Submitted by Scott Koller, Secretary, November 11, 2023  
cc: Danielle Clarkson, all board members.