DSROA Board of Directors Meeting – Sat., October 15, 2022

Meeting was held via Zoom web conference and in person at DSR HQ

MEETING MINUTES

- 1. Welcome Cindi Olson, Board President The meeting was called to order at 10:04 am
 - Roll Call Board Members present: Cindi Olson, Kurt Jacobsen, Scott Koller, Michael Jordison, John Harris. A
 quorum was present. Bart Battista and Larry Clark arrived a few minutes into the meeting. Members present or on
 Zoom:
 - i. Brian and Cathy Castle (130)
 - ii. Jeff and Tina Collins (121)
 - iii. Roger Olson (17)
 - iv. Brent Fullmer (117)
 - v. Jeff Michelson (113)
 - vi. Dale Clarkson (166+)
 - vii. Mark and Teri Ann Wery (230)
 - viii. Owen and Betty Ashbaker (189)
 - ix. Ken and Lisa Shultz (192)
 - x. Cade and Becca Hoff (83, 280)
 - xi. Nick and Jen Williams (295)
 - xii. Candy Bosze (107)
 - xiii. Vance Green (156)
 - xiv. Sally Miller (87)
 - xv. Mike McNichols (270)
 - xvi. Bruce McQueen (101)
 - xvii. Kathy Pierce (23)
 - xviii. May Woolsey (220)
 - xix. Joan Smith (269)
 - xx. Mark Smith (241)
 - xxi. Jerome Logan (51)
 - xxii. Karen Frei (13)
 - xxiii. Ben Collinwood (227, 238)
 - xxiv. Taniesha Spor (93)
 - xxv. Tez Lyons (301)
 - b. Kurt led the prayer.
 - c. Cindi gave zoom participation guidelines for transcription
- 2. Presentation and approval of July meeting minutes Scott Koller
 - a. John Harris moved and Kurt Jacobsen seconded that the minutes from September's board meeting be approved. Motion to approve passed unanimously.
- 3. Treasurer Report Michael Jordison
 - a. Michael will be submitting a Treasurer Report for the November meeting
 - b. Jennifer Schaerer is stepping down and her position is being split up into Admin, bookkeeper, and cabin reservations. Some of her duties will be taken over by the board. Danielle Clarkson was hired to be bookkeeper. Cindi Olson was hired to do cabin reservations.
- 4. Property Management Report Jacobsen Management, LLC
 - a. Kurt discussed the new culvert that he put in on the upper cabin road near the intersection with Skutumpah due to the severe damage that had occurred.
 - b. Starlink was ordered and has arrived. It will be set up shortly and all members are invited to use it when near HQ. Starlink service will replace HughesNet. Hopefully, the lower cabins will be able to use it as well.
- 5. New Business Cindi Olson
 - a. Cindi provided an explanation of how the Board is being organized; that the responsibilities of the board that used to be assigned immediately after the Annual Meeting have been broken down into three positions to be held by the Board Members that are not appointed by the board as Officers.
 - i. Dir of Roads Moved by Cindi Olson and seconded by Kurt Jacobsen for John Harris to be appointed as Director of Roads. The motion passed unanimously with the exception of John who abstained.

- ii. Dir of Agriculture and Infrastructure Moved by Cindi and seconded by Michael Jordison for Kurt Jacobsen to be appointed as Director of Agriculture and Infrastructure.. The motion passed unanimously with Kurt abstaining.
- iii. Dir of Membership There was a discussion of what the position entails, that the reason for the position is to be a point of contact for members who want their concerns heard by the board. The purpose of the position is to amplify and clarify member communications, not to prevent communications. This position will also be responsible for working with Neighborhood Representatives and with volunteer programs and committees. Bart made the point that these positions aren't set yet, the process should be allowed to be fleshed out and figure out what works and doesn't. It was moved by Cindi Olson and seconded by Kurt Jacobsen that Bart Battista be appointed the Director of Membership. More discussion and clarification ensued. Upon voting, the motion passed unanimously with Bart abstaining.

b. Association-owned Cabins

- i. Winter Closures There was a discussion about the recent Level II Sanitary Assessment and the visit by the Health Dept. It is expensive and time-consuming to de-winterize and re-winterize the cabins, especially with the requirements the Health Dept would impose such as dumping the 40,000 gallon water tank each time. Scott Koller moved and John Harris seconded that the Cabins be closed using the following schedule: Upper cabins and cabins 6, 9. and 10 to close the Sunday following Oct 15, the Garden Cabin, 7 and 8 will close the Sunday after Thanksgiving. A motion was made, seconded, and approved unanimously to close the cabins on that schedule.
- ii. Cabin Renovation by Members Program There was a great deal of discussion about hiring members to work on cabin renovations; how the program would run, whether we needed to get 3 bids, how members would be evaluated based on qualifications, etc. Much discussion ensued regarding a bid system, legalities of hiring people, whether or not they need to be licensed, bonded, etc. It was explained that it is in Kurt's contract to hire contractors to make improvements to the ranch and that the motion on the table—moved by Bart Battista and seconded by Michael Jordison was simply to raise the labor portion of the already approved finances for the remodel of Cabins 9 and 10 from \$32,000 to \$40,000. With no more objections heard, the vote in favor was unanimous with Kurt abstaining.
- iii. Cabin Adoption Program The idea of bringing back the old Cabin Adoption Program was discussed and posting a plaque in the adopted cabins and dedicating a small budget for the beautification and decoration of the cabins by members. A request for volunteers will be sent out via a newsletter.
- c. Member requested discussion item: Independent Contractors on the Board Tina Collins voiced that she thought it was a conflict of interest for board members to be paid by the ranch as employees or independent contractors. Cindi Olson was appointed by the board—and had recused herself from voting on the proposal—to be hired as a contractor to do Cabin Reservation. There was a lot of discussion about whether or not it is ethical or even legal to be paying board members regularly. Several opinions were shared, most members present did not voice an opinion either way. Tina was informed that there is nothing in the Bylaws to prohibit paying members of the board for work performed. It was recommended that Tina put in the work to get the Bylaws changed if she believed it would have strong membership support. Jeff Michelson voiced that he would like term limits for Board Members to be voted upon at the annual meeting as well.
- 6. Brief report of area of responsibility, by each Board Member
 - a. Kurt Jacobsen Nothing further
 - b. Cindi Olson Nothing further
 - c. John Harris Nothing further
 - d. Larry Clarkson Nothing further
 - e. Bart Battista Nothing further
 - f. Michael Jordison Discussed that Starlink had been acquired and should be a big improvement over the current internet at the ranch. Someone asked about the website and the fact that Mariah had been hired to update the website. Michael stated that he is looking into the issue and that website development and accounting software is what he does for a living.
 - g. Scott Koller Nothing further

7. General Discussion

- a. Newsletter It was brought up that a regular newsletter either quarterly or monthly be sent out to members. There were suggestions that the Secretary and the Director of Membership spearhead it, as well as getting members involved.
- b. Candy Bosze reminded the board that every agenda should include a discussion period of a few minutes at the end. . She also noted that the annual auction brought in \$3895 which is much more than in previous years. She thanked everyone who contributed to the auction as donors and as buyers. An agenda needs to go out to the members at least 10 days prior to board meetings and if members have items they would like to be on the agenda they need to submit

- them two weeks before the next meeting. Clarification was given on what is and is not allowed regarding board members meeting outside of scheduled and announced meetings.
- c. Brent Fullmer told those present that he and Tina and Jeff Collins will be re-routing the way into the J-station. This came as a surprise to most of the board members and he was advised that it is an issue that should be brought to the Property Manager and/or the board for approval. Bart advised that they should bring a recommendation to the board to change something that affects all members rather than inform the board and membership of a change that they were going to make. The matter was dropped.
- 8. Adjournment approximately 12:32 pm

Next Board Meeting: November 12, 2022

-Docusigned by: 12/9/2022 Indi Oson

Submitted by Cindi Olson, President, December 9, 2022

Cc: Danielle Clarkson, all board members.