

Deer Springs Ranch Owners Association Board Meeting Minutes
Friday, November 13, 2009 @ 1:00 PM
Comfort Inn, Kanab, Utah

Welcome: Dirk Clayson

Individuals in attendance:

Linda Alderman
Brent Fullmer
Paul Brayton
Jodi Akers
Sunshine Harris
Shawna Cox
John Harris
Ed Belinski
Larry Baer
Dave Turley
Loretta Clayson
Dale Clarkson
Dirk Clayson

Approval of October meeting minutes: Motion by Ed Belinski, Seconded by Shawna Cox

Financial Report Review:

- Paul to use duplicate checks instead of credit card for ordinary expenditures. Paul to submit check duplicate stubs each week for Linda to enter/reconcile. He will still use the debit card on occasions of travel.
- In future, deposits into a separate Capital Improvement Account to be used.

Other Business Notes:

- Loretta proposal for Meadow Log Cabin Restoration and request for \$6000 to fund restoration class at Snow College Traditional Building Skills Institute and hard costs to begin project. Balance to be determined from further research. Additional donations of money and labor will be pursued. Other structures proposed for restoration: Big barn at headquarters and Hidden Cabin.
- Airstrip water tank interior coating needs to be redone. Bids for work: \$15,600, \$19,400 \$49,800, \$16,500.
- Dirk progress report on various seeding projects.
- Dirk report on particulars of grazing lease with Doug Hunt.
- Brent report on roads and fire protection. Charge for Crawford Canyon grading goes to Phil Hall. Change in fire test with BLM: Paul Ford, Lot 118, will allow 30' to be cleared.
- Shawna report on ranch activity ideas. Question from Dirk - Does the ranch membership want to focus on activities to facilitate ranch membership convenience/use, or on income producing. Question from Ed Belinski - Liability issues associated with events/activities.
- Clarification that Paul is the direct contact person concerning culinary water quality.
- Paul encouraged to begin efforts to improve level of equipment repairs/maintenance.
- Dale report on Meadow Canyon restoration, willow removal, reservoir improvement, ATV trail along meadow, spring identification, brush clean up.

Votes Taken:

- Vote to accept 10 year grazing lease (as amended.) Motion by John Harris, Seconded by Shawna Cox. Passed unanimously.
- Vote to accept path of firebreak. Motion by Shawna Cox, Seconded by Brent Passed unanimously.
- Vote to approve up to \$2000 for replacement of the Red Reservoir headgate. Motion by Shawna Cox, Seconded by John Harris. Passed unanimously.
- Motion to adjourn: Dirk Clayson, Seconded: Shawna Cox

Manager's Report:

- Paul reported on steps taken to maintain culinary water system. After a failure for coliform last quarter, the follow up tests have come back OK.
- Has completed the first phase in education to become a certified "water operator."
- Has met with officials and corrected issues causing failure of water test.
- Winterized the cabin, collected firewood, maintenance of vehicles.
- Will begin building cattle guards.

Actions Items:

- Dave Turley - responsibility assignment: Ranch communications, reservations, web development, meeting minutes. Need for reservation process to be revamped. Suggestion for resource: Vance Greene.
- Paul - Anti-siphon valves installed underground on pressure side of hydrant.
- John - Research Aqua-Phen 2KM aquarium coating
- Dave - Research other possible water tank lining materials.
- Dirk - Personal injury responsibility paragraph in Doug Hunt's cattle lease.
- Dirk - Arrange meeting with Commissioner Habbeshaw and BLM on Title 5 road issue.
- Shawna -Draft of calendar of events/activities.
- Ed - Research legal/liability issues associated with roads, Title 5, the county position and public support.
- Dirk - Ask Doug Hunt about liability insurance associated with cattle herd.
- Dave - Look into prices on metal for cattle guards
- All Board Members - Each one to make a prioritized list of projects, both those with an associated cost and those without, to be considered for next year's budget. Email to Dirk by November 19th.
- All Board Members - Each one evaluate last year's budget and make suggestions for next year's budget.
- \$7,500 was approved for additional Meadow restoration work and access to benches at headquarters.

Budget Session Considerations:

- \$6000 Log Cabin Restoration
- \$15,000-\$19000 Water Tank Coating
- \$2000 Replacement for Red Reservoir headgate
- Red Reservoir culvert repair
- Linda Alderman equitable compensation