

DEER SPRINGS OWNERS ASSOCIATION (November 14, 2015)

The Minutes of the Board of Directors meeting held:

The Cowboy Bunkhouse Meeting Room in Kanab, 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 (T)	
Jodi Akers	Treasurer	Finance, Legal, Water; Broad Hollow	2017	X (T)	
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:** Joe Bosze called the meeting to order at 10:17 AM with a prayer from Linda Alderman. (Phil Hall will arrive around 11AM.) All board members were present with Jodi Akers and Robert Musko on teleconferencing. Members present were: Larry Baer, Brent Fullmer, Barry Clarkson, Bob Allen, Nancy Brayton (Paul absent), Kathy Gentry, Sunshine Harris, Candy Bosze, JoAnn Michelson, Linda Alderman, and Vance Green (T).

Due to the hour difference for Phil Hall to attend, the agenda was not followed in order as presented. The recording will show this. Minutes will follow the agenda.

2. **Minutes:** The minutes for October 10, 2015 were reviewed.

***** Jodi Akers made a motion to accept them as corrected. John Harris seconded it.

Unanimous Passed

3. **Ranch Report:** Paul Brayton was in Cedar City. Nancy Brayton gave the report and notes as ranch manager.

A. Ranch readiness for the winter:

Wood has been chopped and split for the cabins and the Brayton family before the winter cold and snow. The roads were graded on Broad Hollow and Meadow Canyon due to the 3" of rain for the last 11 days. Cabins 1, 2, 3, 4, 6, 9, 10 and Garden Cabin have been closed for the winter and winterized (septic tanks treated, cabin drains added with antifreeze and bug bombs placed). Cabins 7 & 8 will remain available for the off season. Tables at the headquarters have been moved for the winter. The tool shed roof was reinforced.

B. The water tests have come back good and clean. The water system vault by the upper cabins is good. The hot water vent pipe was fixed.

C. Three new security cameras have been installed for better security around the ranch.

D. Future plans to complete at the ranch this winter include: insulating the laundry room, fixing the roofs on the outer rooms, counters fixed in Cabins 7 & 8, remodel the store inside, and cut fence posts.

E. There will be a new dog at the ranch headquarters – Ranger, a sheep herder dog. Phil Hall offered Ranger to the ranch.

4. **Financial Report:** Jodi Akers reported that the budget was basically on track with \$132,500 budgeted and \$137,000 presently in the budget. We had \$4,000 come in from interest income and late dues. In June the income from the Pay for Play Program started.

The next mailing in December will include the Newsletter and the yearly Assessments. There is no increase this year for assessments. The newsletter should include the updated Rules and Regulations with clarification on shooting at the ranch and grammatical corrections. Election results from the Annual Meeting will also be included. An updated copy of the Rules and Regulations will be sent to Vance Green so he can post it on the website. Each Member of the Board will review the discussed budget for next year and get back.

5. **Web Development and Communications:** Jeff Michelsen has been asked to keep the records of new members joining the Deer Springs Ranch and relating this information to the Board. A welcome letter from the Deer Springs HOA and Board is still being worked on. Linda should also be notified when lots sell to keep records updated.

6. **Legal:** Phil Hall commented on the UT 30 Airstrip. This explains that the airstrip is restricted is a signed legal document.

7. **Roads and Fire Protection:** Robert Musko restated that there is ceiling on any emergency monies for Paul Brayton without board prior approval; it is \$500.

A. Larry Clarkson had notified the board of a need for a larger culvert in Slide Canyon. A 5 foot culvert was traded with Brad Hunt to be installed by Larry Clarkson and relocate the smaller 2 foot culvert at another needed site. He would not charge the ranch for this work. There was discussion on the manner in which the project was done.

B. A bill was received from Larry Clarkson for \$2475 which included unauthorized work on Bear Springs (\$1050). It was also turned in from previous months, past the acceptable time frame. Work being done should go through Paul Brayton or Phil Hall or Robert Musko. Discussion followed on the bill to be paid and future billings. Guidelines need to be reviewed for work done at the ranch. A straw poll was taken on the amount to be paid to Larry Clarkson if it was the full amount submitted or a portion of the bill. It was agreed to be a portion, not the entire amount.

****Phil Hall made a motion to pay Larry Clarkson ½ the amount for \$1250 and include a note for the reasons for this amount. (Linda Alderman is to send the note to Phil Hall for review before it is sent.) It was seconded by Leland Gentry.

Unanimous Passed

Discussion followed on the need for bids to be received for work to be done and estimates not to exceed the bid. No bills would be paid over the work order.

***** Joe Bosze made a motion that any decision on any area to have work done may not exceed 25% of the budget without approval. There must contact with the board members (by phone, email, etc.) and more specifically 1 board member, 1 officer and 1 presenting the proposal if it is not within a designated board meeting. It was seconded by Phil Hall.

Unanimous Passed

C. Leland Gentry proposed a Roads Committee that would break the ranch down into neighborhoods (7 areas) and allocate monies to these areas from the general roads budget monies. Discussion followed on how this could be done. It stated that special assessments could be done for that area to complete other work and have approved bids with pictures before and after work was completed. Members from those areas would ask to volunteer to be on the neighborhood committee. This would assist the directors within the area of responsibilities.

A straw vote was taken on this proposal to create a road committee with 50% of budget on general roads and 50% of the budget divided in the neighborhoods. Neighborhoods would prioritize needs to be addressed and match funds. Members voted Yes.

D. It was suggested that the Board approach Mr. Brinkerhoff to fix the "S" part of the road.

F. The Fire Plan needs to be completed and presented to the board and subsequently the membership. (See Brent Fulmer.)

G. Phil Hall reported on the events of the General Burn at Deer Springs Ranch from the Forest Service near Slide Canyon and Pipeline. A letter was sent voicing our concerns and Phil Hall had a meeting with them. This wide open burn could cause harm to our ranch. There will now be another open meeting available to attend. Dates are not yet available.

8, 9, 11 & 12. **Equipment, Cabins, Ranch Activities & Security, Agriculture**: These areas were not covered due to the need to review the budget items for the 2016 budget.

10. **Water Resources**: Jodi was on the teleconference with Vance Green to add information concerning the progress of the latest version of the proposed By Law #12. Thanks to the Water Committee was given by the Board and members for the efforts already made for the progress of a working document. They coordinated and worked out problems from previous presentations of the document.

*****Phil Hall made a motion to approve the proposed By Law #12 as written and have it sent to our lawyer, Bruce Jenkins, for review. It was seconded by Leland Gentry.

Unanimous Passed

A. Jodi will send it to Bruce Jenkins for review and hopefully get answers before the end of the year.

B. A suggestion was made to adopt it, after the review and any corrections, as a rule to be implemented by the Board.

C. This could possibly make the Neighborhood Water System open for applications from members as early as the January 9th, 2016 meeting. Then it would be sent out to the General Membership for a vote at the Annual Meeting.

***** Phil Hall made a motion to follow these recommendations for the proposed By Law #12 and follow through. John Harris seconded this motion.

Unanimous Passed

13. **Finances and Budget:** Jodi Akers had the paperwork ready for the 2016 budget discussion. General discussions ensued for areas of the budget that needed to be included.

A. There was no category included for Pay for Play income listed on the Reservation fees for income. We need to track this.

B. Cleaning Fees for the managers cleaning the cabins is \$75 not \$50.

C. Cabins – Maintenance, Furnishings, & Supplies: Cabins 1, 7, & 8 all need new Queen Mattresses (13) and some box springs by the beginning of the new season. New sheets and waterproof mattress covers are also required. Decks need to be repaired and painted with the new paint from Home Depot (Deck Over). The stairways on Cabin 3 need to be redone at about \$3000-\$3500 as they are a safety issue. The interior of the Garden Cabin also requires a new paint job.

Septic tanks could be pumped at the upper cabins @\$500 each or use the reserve fund for when we need the pumping.

D. At the Headquarters, the Ranch House needs to be painted (last time 2008) as well as the benches. The generator for the laundry (15 AMPS) needs to be addressed and possibly fix the big generator. The phone system needs to be reviewed; we are paying \$141 a month while the bill for the phones for the last 2 years has been \$1700 each year. Friday night cookouts have been less this year, but they should increase next year. We should review the Go Daddy and Hughes Network for our internet connections. Electrical for the ranch house should be done. Remodel the interior of the store - \$2000.

E. Other areas for consideration for the budget:

Legal – Monies are needed for filing the By Laws when the new By Law #12 has been accepted.

Security – Cameras have already been bought and installed from 2015 budget. Web maintenance is about \$300 a year.

Ranch help - \$1200 (Must have a log book by Nancy and Paul); Water Testing is required 3 times each year @\$20 per test.

Fuel – Podunk fuel money (\$1000) has been spent for the roads. Propane has been filled for the year 2015.

Truck (1999) Maintenance – Transmission has been overhauled and has a 3 year warranty through Mike in Kanab in December of 2015. New ATV tires were bought.

Kubota – It has been high maintenance so a question arises to a possible rental of another one. We are checking with Ben Clarkson.

New Laptop – Vance will work with us on a device and price to have Linda get a laptop so applications are updated.

Deposit for usage on Cabin 10 – Asking for the 6 month deposit (\$500 each month) from member totally \$ 3000.

Laundry Room is good for freezing. A Prefab unit 12X32 sells for \$7800.

Roads budget is acceptable for Robert Musko. Grizzly at the ranch could be a good investment for \$2400 if we charge members to use it to recoup our investment. For example, charge \$25 half day to use it and \$50 for the full day.

Money is needed to fulfill the requirements for the Forest Service and BLM for a fire plan/safety for the ranch.

F. The budget was reviewed line by line by all who were present. It will be reviewed and edited according to the board by Jodi Akers, the treasurer, and the new input will then be available for board review and possible acceptance at the next meeting.

Discussion next meeting: Half Moon containment situation; BLM and the Open Burn

Next Meeting is in Las Vegas, Nevada on January 9th at 10AM at the Bosze Home 8801 Sandy Vista Ct. Brunch will be served.

February Meeting in St George at Phil Hall's Home

***** Phil Hall made a motion to adjourn the meeting at 3:25. Leland Gentry seconded it.

Unanimous Passed