

DSROA BOARD OF DIRECTORS MEETING SATURDAY DECEMBER 9,2023

Meeting held via Zoom web conference

1. Welcome-Brent Fullmer Board President. Meeting was called to order just after 10:00am

a. Roll call-Board members, and members present.

Brent Fullmer	117
Scott Koller	15 late
Michael Jordison	67
Larry Clarkson	76
Kevin Pool	64
Bart Battista	94
Cade Hoff	83
Becca Hoff	83
Bruce McQueen	101
Brian Castle	130
Cyndi Pool	64
Dan Wirt	28 +
Gary Clark	144
Jerome/Christina Logan	51
Joe McElroy	122
Karen Fei	13
Kathy Pierce	23
Kurt Jacobsen	90
Jeff/Tina Collins	121
Joan Smith	269
Joe/Doug Bosze	107
Mike McNichols	270
Taniesha Spor	93
Vance Green	156

2. a. Prayer-Cade Hoff

b. The Minutes of the November 11, 2023 Board meeting were approved by the Board Scott Was Absent for this Part.

3. Michael Jordison-Treasurer Report

We are pretty much in line. Once the cattle company pays their yearly assessment, that will bring us back to about neutral right now. It shows negative 12,000 or so. We still have plenty of money in the bank to carry on with business. 70 plus in the main account, the savings account only has 1200 in it because we moved that 60,000 over into CDs. Which last quarter we upped that by about 2,500, so that's a positive. As of right now, we have a little over 130,000. If you're talking the CDs and everything, the reserve funds, which are the CDs, we have roughly 120,00. If

you consider the asset replacement funds stuff, that puts us pretty close to 130,00 in total assets or cash flow.

3. Property management report- Kurt Jacobsen. Absent
4. New Business/Old Business.
 - a. Reservationist position. Applications for the reservationist position will close on Monday the 11th.
 - b. The RV pads. After a long discussion on the RV pads being open to members, versus work campers. It was proposed that we open two of the RV pads for members to use, leaving one open for work campers. All the Board members except Kevin Pool voted yes. The Board still has to decide on the cost per night for members to rent the space.
 - c. Before the vote, the long discussion was held, led by Kevin Pool about terminating the funds for the reservationist position. And opening that up for a volunteer position. Cindi Olson was doing the reservationist position, plus working to get and coordinate with work campers to help with the Cabins and the Ranch. Now that Cindi is no longer going to be doing either of these things, what/who is going to try and get and work with work campers. Kevin being over infrastructure, said he would reach out to Cindi, and see where she advertised and get ideas on how to get potential work campers.
 - d. Gravel Pit-Larry Clarkson- I have replaced about half of the quantity of gravel used, the Association gravel that was used on Broad Hollow. I had planned to do the rest of it yesterday, but just ended up with not enough time in the day. I have not yet finalized a lease agreement contract for the gravel pit, to present to the Board and membership. I will try to have that done by the next Board meeting.
 - e. Roads-Cade Hoff- I have created a Google form for road maintenance requests. Putting it out to the Board to see if we want to use it. It's a way for members to be able to submit requests and we can keep track of them so we can go over and review and prioritize road projects that need attention. I'm working on road names mile posts and even have gps coordinates for culverts, etc. And can be linked to google earth map also. Once completed we can link it to work flow charts, and mark which is a priority, etc.
 - f. Water-Bart Battista-
 - a. I added the member meeting because I had a specific request from Gary Clark. He wanted to know, when the water committee is going to have a meeting in which we have the principals involved from our water project. I told him, it wouldn't be probably until after the first of the year, but I would like to address it. So we received a temporary booster pump waiver. That needs to be renewed every three, or four years. So we need to install these booster pumps. We have priced out the costs for each lot. It comes out to just below \$5,000 per lot, which is the amount of money that they initially paid for the connection. There will be considerably more expense on the lot owners side of the connection. I am still waiting for a response from the Division of drinking water to see what is acceptable. Once we get the details, we will be able to move forward on this. I'm right now preparing a letter that will be going out to those members explaining kind of what's going on for their specific instances. And kind of what the Ranch is going to be paying for them and what that means and what their responsibilities are on their end.
 - b. Jeff Michaelson is our current certified water operator, he will be leaving in March.

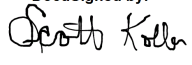
I am a certified water operator. So I can assume those duties. So I will be volunteering my duties as a certified water operator. And will be using the Ranch manager and others. There are some other members of the water committee that will be able to do the water sampling. Because they live on the ranch, it makes it easier for them to do that. This is an acceptable solution, and one that was even recommended by the Division of drinking water. For a cross connection, or backflow inspector. I have confirmed that there is a certified inspector, Ann Knapp and she will come out to the Ranch when we need her to. When she comes out to the Ranch, I have a rate sheet. It will basically be \$75.00 per device plus travel. That's kind of where we are at right now.

- g. Annual Dues, Cabin Fees-Kevin Pool-Well, in my quest to become the most popular person on Deer Springs Ranch, when asked for agenda, subjects for this meeting, I stuck my foot in my mouth and said, let's discuss cabin fees and assessment fees. So we're going to start with the cabin fees first. Obviously, with the condition of the cabins historically, and the amount of repair and restoration that has been done, and the amount of repair and restoration that still needs to be done, continuing on the course at \$25 a night or \$45 a night or whatever is just simply not feasible. It is inevitable that the cabin fees need to be raised the question becomes as to what level how much? Or do we take it in a stepped event or whatever, because just a quick run down, cabins nine and 10 we spent roughly \$20,000 each on them last year for a major overhaul. And what's probably not known by anybody other than perhaps myself and the Williams and Kurt and maybe a few other people is that the exterior walls of cabins nine and 10 down the long sides have no external siding on them. It is strictly tongue and groove that separates the interior from the exterior. Now that those cabins are 50, or 70, or however many years old, many of those tongue and groove boards are separated, bought broken. And when the interior walls were stripped off, you can see daylight through those walls. It is an invitation for water damage to \$20,000 worth of work. So ultimately, they need to be sided and preferably have some form of insulation put in that narrow airspace to make them a little more comfortable if we're going to go through the expense of putting siding on them to protect the work that's been done. So just a real brief quick, you know, run down some numbers on Home Depot, you're looking at about 1700 to 2000 and materials depending on the exact cost when you purchase it. Now, the garden cabin, the stairwell goes under the upper deck and potentially the upper deck needs to be replaced for safety purposes that's a standing needs to happen this season before that cabins put into the loop. He's probably going to run around 500 to 1000 on that. So that's 5000 of a \$7,000 maintenance budget for the cabins and we haven't even addressed anything on the cabin number one who has some kind of structural something going on

because that wall is bowing you can see it doesn't address additional rent of vacation and cleanup and repairs that need to happen on other cabins. We have a water leak in the garden cabin in the kitchen area that was discovered right after Thanksgiving that's going to need to be repaired. So that's going to come out of this same \$7,000 budget we still haven't addressed anything else that probably will go wrong over the winter. So you can see that the budget for the cabins to maintain them and even keep them from degrading. It doesn't really exist. So raising cabin fees like I said it's kind of a no brainer.

It's inevitable it's gonna have to happen. I don't know if and or when the last time there was a fee. assessed and raised on that I know at one time historically they were for free. That certainly is not an equitable to all of the property owners nor is it even feasible to try to keep them free that that that that ship sailed a long time ago. So we needed to come up with a plan for that. We want to hear suggestions. I'm not asking for a vote on any of this today, we want to be able to obtain the information and really come up with what's going to be palatable for all people involved on us dues, our annual fee assessments. I'm not sure when the last raise was I know, I bought in 2021. It has not been raised since I purchased out here. So can someone please give me when was the last time our dues were raised? Our annual assessments? 2020 was the last increase. It went from \$450 to \$500. After discussing this further, it was decided that we would not be raising the annual dues right now, but will be looking if we will need to in the future. And that we would need to do something about raising the cabin fees, but a motion was made to table the cabin fees for now and the vote was unanimous. The cabin committee is working on what needs to be done one the cabins, as far as maintenance, how much the cabins are being used, and by how many of the ranch members use them, the fees, etc. They should have some sort of a report to cover some of the things discussed by next board meeting.

- h. Dan Wirt made the comment that it wasn't right to be cut off, when a member had input on the subject that was being discussed, if a member had to wait until the end of the meeting when members could speak up, the continuity of the message would be lost, and probably wouldn't be able to get back to the thought that was relevant at the moment.
- i. Report from each of the Board members-
 - a. Cade Hoff- there will be a bylaw meeting/discussion tomorrow.
 - b. Larry Clarkson-Nothing further
 - c. Bart Battista-Nothing further
 - d. Michael Jordison-Nothing further
 - e. Keven Pool-Nothing further
 - f. Scott Koller-Nothing further
 - g. Brent Fullmer- Next Board meeting will be on January 13. 2024 10:00 am
Brent made the motion to end the meeting, Larry seconded it. The vote was unanimous. The time 12:27pm

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 1/13/2024
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Submitted by Scott Koller, Secretary, January 13, 2024
cc: Danielle Clarkson, all board members.