

DSROA BOARD of DIRECTORS  
JAN 29 1988

- 7:00 PRAYER + AGENDA BLESSING ON FOOD PAT CLARKSON
- WELCOME + REPORT VAL CRAM  
PRESIDENT - W. CRAMER
- QUESTION SHEET VAL + DALE
- 8:30 SUPPER (PAID FOR BY LT. PROPERTIES)  
ORDER FROM MENU
- 9:30 ADJOURNMENT

11. CAMPER PARK

12. ELECTION OF DIRECTORS PUT IN N/L

13. NEXT MEETING LAST OF APR. OLD & NEW BOARD

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# DSROA MEETING

29 JAN 81

## QUESTIONS

1. HOW MUCH INSURANCE SHOULD WE HAVE

2. ARE TURKEYS	DUCKS	CHICKENS	COWS	DOG
WORTH WHILE	CATS	PEACOCK	GENIES	HOUSE
	GOATS	GARDEN		

3. EQUIPMENT NEEDED

PONY CART  
RING BLADE  
BLAZER  
TACK  
HORSE

4. HOW-DELINQUENT ASSESSMENTS

5. ROAD PROBLEM AREAS

G P V

6. IMPROVE FISHING

7. RANCH MANAGER

SMOKER  
PAY  
SCHEDULE  
CENTER  
MANAGERS  
SIGNS  
NEW CABINS  
BARN

8. CONST

9. EXPANDED PROGRAM

10. ACTIVITIES

WEEKLY COOKOUT  
INDIAN

D R A F T (AS OF 4-28-81)

DEER SPRINGS RANCH OWNERS ASSOCIATION

MINUTES

BOARD OF DIRECTORS

APRIL 25, 1981

PLACE: Utah Properties Office, Kanab, Utah

TIME: 7:50 PM

ATTENDANCE:

Dale Clarkson, Val Cram, Clark Lamb, Nyle Willis,  
Joy Jordan, Sheldon Sorensen, Sherrill Neville.

BUSINESS:

Board of Directors--Elections. The resignation of  
Dale E. Clarkson as a member of the Board of Directors  
was accepted with regret and heartfelt thanks for the  
help he had rendered the Association since June, 1980  
in his dual role as head of Utah Properties, the  
Developer, as well as Director of the Association.  
His major contributions in representing his personal  
memberships and the largest block of Association votes  
for unsold Association property units was acknowledged.  
Sherrill W. Neville, <sup>a member from Kanab,</sup> who had been invited to  
attend the meeting was appointed to fill the remainder of  
Dale's unexpired term, until election of a new Board  
of Directors in June, 1981. Dale explained that  
while interests of the Developer and the Association  
were practically identical at the present time, it  
would be advantageous for the Association to achieve  
more autonomy and relieve the Developer of as many  
administrative duties as feasible. Mr. Clarkson was

invited to serve, and accepted the role of Advisor to the Board of Directors, and looked forward to the time when he could again serve as a Director.

The Board approved nominations of Clark Lamb, Nyle Willis, and Benny Jordan, present directors whose terms will expire in June, 1981 to serve another two year term. Sherrill Neville was nominated to serve the balance of Dale Clarkson's term which expires in June, 1982. ~~there will be no election~~

The May 15 Newsletter will contain a ballot with opportunity for members to make other nominations ~~at~~ prior to the election at the Annual Meeting of the Association to be held on June 27, 1981 at the Ranch.

Cabin Reservations. The Board approved the Cabin Reservation List for 1981. Members will be urged to reserve Spring and Fall dates next year to relieve pressure on Summer dates. If members do not use enough dates other than Summer months, then the Board will be required to allocate one Summer week and one Spring or Fall week to each membership beginning in 1982.

Ranch Caretakers. Mr. Sheldon Sorenson, who with his wife, <sup>Amy</sup> Barbara, have been living at the Ranch ~~in~~ since March, as caretakers, reported on conditions and problems. Mr Benny Jordan, and his wife, Joy, will join the Sorensons as caretakers during the peak Summer months. Mr Jordan was authorized to get a milk

Mr. Sorenson was provided with Fish and Wildlife books and asked to make recommendations to Mr. Gram for this Summer's operations

Cattle---Members. Wendell Hoyt, a member, placed two of his heifers on the Ranch on April 23. The Board approved the same procedures to be used this year as last year, allowing two head per membership, to run with the Association herd. Members who elect to have the Association purchase cattle for them will be charged \$50 per head for the service plus cost of the cattle. This service also includes delivery and sale of the cattle in the Fall at a cattle auction. The above information is to be included in the May 15 News Letter.

Cattle---Association. The Board approved purchase of cattle from the same suppliers as last year on the same arrangement for resale. From 250 to 300 head could be accommodated if they could be kept off the recently reseeded areas. BLM is putting up a fence on the Western Boundary which will stop cattle from ranging into Scutumpah Ranch and permit use of Slide Canyon area for grazing.

MEMBERSHIP List, Deeds and Dues. A membership list was made available to Board Members. The Board agreed not to distribute the new list to all members since the last list was circulated in January, 1980. The Form Letter advising members of failure to

that new members could pay reduced dues on a pro-rated basis quarterly basis depending on time of purchase as follows:

<u>Purchase Date</u>	<u>Proportion Liabie</u>	<u>1981 Amount</u>
Oct. 1 to Dec 31	0	0
Jul. 1 to Sep 30	one-fourth	\$25
April 1 - Jun 30	one-half	50
Jan.1 to Mar 31	three-fourths	75

It was noted that at the present time the only discretionary income available to the Association was from cattle operations and member's dues. All other expenses were being met by the Developer.

Board members were asked to suggest ideas for enhancing the Association's income or reducing expenses which were roughly estimated to be from \$3000 to \$4000 higher than income as follows:

<u>Income</u>	
From cattle operations	\$13,000
From members dues	20,000
<u>Total</u>	<u>\$33,000</u>
<u>Expenses</u>	
<u>Total</u>	<u>\$37,000</u>
<u>Deficit</u>	<u>\$4,000</u>

Dale Clarkson reported that Warranty Deeds, subject to Findlay's seller's interest on unpaid balance due, would be available within six weeks. The Developer has a maximum of four years to make final payment. ~~Then~~ Then members could hold Developer liable for unfilled contract. The developer was optimistic that sales of remaining lots would be made much sooner than the payout maximum time. A more professional looking Newsletter...

*what does this mean*

cook-out might be used for a sales promotion. Marve Bell, the Developer's advertising agent was working on specialized brochures such as Ranch horse, back riding, and a new Newsletter format. The cost of such improved format might be as low as \$60 per issue with a frequency of up to six times a year.

Other Items. Garkane Power was reported to be planning a power line up Johnsons Canyon which would enhance power availability to the Ranch. A \$9000 radio repeater station signal would soon be available for Deer Springs area. County highway improvement of roads to Deer Springs was possible as traffic increased with increased membership use. \*

A main item of business for the next Board Meeting was to be a discussion of budget estimates for the remainder of 1981.

The meeting adjourned at 10:00 PM without setting a date for the next meeting.



3

DSROA BOARD MEETING

April 25, 1981 - 7:30

WELCOME

- 1. Introduction

Sheldon Sorenson  
Sherrill Neville

- 2. New Board Member ✓

- 3. Cabin Schedule (copy)  
All in readiness

- 4. Milk cow - Ducks

- 5. Fish Books (copy)

- 6. Cattle

DSROA  
Members

*New Bounds - Put in N/L*

- 7. Members List (copy)

- 8. Sheldon & Benny Time Breakdown

- 9. Dues  
Letter to members (copy)  
Bank account

- 10. Budget (copy)  
Cash

- 11. News letter *SORENSEN PIC & WRITE UP.*

- 12. Annual Meeting & Election - *NOTICE IN N/L*

- 13. Items Introduced by Board

- 14. *S.N. R X/P*

- 15.

*SET TIME FOR NEXT MEETING*

MINUTES OF THE DEER SPRING RANCH BOARD OF DIRECTORS' MEETING  
HELD WEDNESDAY, DECEMBER 9, 1961 at the Utah Properties Office  
in Kanab, Utah

Time: 7:00 p.m.

Present: Dale Clarkson, Val Cram, Nile Willis, Benny Jordan, Joy Jordan, Clark Lamb, and Pat Clarkson

Election of officers was not done in June because of the time it took to finalize the agreement with the County Commissioners. A mail ballot was sent out to all the DSR Owners' Association members in August. The results of the ballots without the votes of the Utah Properties being counted was as follows:

Sheryl Neville--15      Benny Jordan--18      Clark Lamb--17      Nile Willis--15

After some discussion, officers were sustained as now constituted with a vote of confidence

Much discussion was held about the future of DSR. The Developer, Utah Properties, is looking forward to the time when most of the private units of land are sold and DSR will become a self-sustaining organization in itself.

Reservation discussion. No rule will be set on reservation lead time until problem develops. As long as only one or two a year ask for reservation time more than a year in advance, it will be allowed. Discussed ways of keeping cabins in use-- suggested a deposit of \$25.00 at the time the reservation is made; if you show up, you get your money back; if you cancel the reservation before 60 days before it is due, your deposit will be refunded; if cancelled within the 60-day period, the deposit will be forfeited.

Cattle sponsoring by DSR--voted to be done away with. Members may still graze two head of cattle per lot during the summer months but they must be responsible for getting them to Deer Springs and removing them again. The cattle must be healthy when turned in with the other owners' cattle. The cattle must be manageable; for example, if an animal persists in jumping the fences and/or cattle guards and will not stay with the herd, the owner of that animal must find it and bring it back to DSR. The employees will take care of the cattle that are at DSR but they cannot be expected to spend two or three days hunting outside of the Ranch for lost cattle belonging to members. Before undertaking a fattening project, a member should realize that there is the possibility that something may happen to your animal over which the hosts at Deer Springs have no control.

Entrance signs--new signs approved if there is money enough in the budget.

Road engineering to the upper cabins to be done by Clark Lamb with Dale's help in the spring. The Developer will pay for this relocation of the road. Plans right now are that the road will be moved to the west of its present location. The Meadow road will be moved to the east to help alleviate some of the consistently muddy spots.

Termites in Cabin No. 2 seem to be taken care of.

A Scraper Blade needs to be included in the budget. It is badly needed for small road maintenance projects, snow removal and flood damage repair.

Developer will put a pond on lot No. 239 or someplace else appropriate in Slide Canyon. This was not in the original commitment but is another extra the Developer has agreed to assume. The Board of Directors desires the right to exchange commitments or make trade-offs with the Developer when plans change and, in their opinion, are

(Dec. 9, 1981)

-2-

Board of Directors voted to not trade lot No. 1 for lot No. 239. Dale and Val will work out something else. Directors felt that the Association needed to keep one lot on the east of the Ranch for use by the members.

The Road going from east to west through Deer Springs Ranch is a county road and will continue to be bladed once or twice a year by the county; the road from DSR headquarters and running north to the top of the Wet Meadow is a private road belonging to DSR. Therefore, DSR assumes the upkeep of the road and reserves the right to lock it to through traffic. A double-wide gate will be installed at the foot of the cut.

Dues will be billed regularly. Everyone with a 20-acre parcel will be required to pay \$200 per parcel for 1982. The costs of keeping private roads open, management people on hand year-round, fences in repair, stock cared for, etc. do not go away. Members will be required to pay back dues with interest before selling of their property.

A Reserve Fund will be added into the Budget to take care of replacement needs in future years--horses, cabins, equipment, ponds, etc.

Budget was discussed for 1982 and tentatively set. The total is close to \$70,000.00. Copy to be attached by Val. Discussed possible rental program to help pay expenses. This move would need to be voted on by members.

Adjournment: 11:15 p.m.

# DSROA BUDGET 1982

	ACTUAL 1982	BUDGET 1982	ACTUAL 1981	BUDGET 1981
<b>INCOME</b>				
TOTAL		59,300	41,044	39,200
MEMBERS ASSESSMENT CATTLE		118 UNITS 38,600	14,475	20,000
DEVELOPER FUND FOR ON UNSELD UNITS 197 UNITS 1981 \$500/UNIT		- 0 -	5,200	5,200
OTHER		10,700	5,350	
LOANS (LPT)			222	- 0 -
RENTAL DEFICIT			6,397	
				2,636
<b>EXPENSE</b>				
TOTAL		59,300	41,044	41,831
EMPLOYEES TOTAL		24,900	16,837	18,450
RESIDENT MANG.		12,000	7,973	12,000
SUMMER STAFF		5,200	4,464	5,250
MANAGEMENT		6,000	3,200	1,200
PAYROLL TAX		1,700	1,200	- 0 -
CABINS TOTAL		8,800	5,535	3,100
LAUNDRY		800	637	500
BOTTLED GAS		3,300	2,785	1,500
SUPPLIES		2,200	2,116	1,100
RESERVES		2,500	- 0 -	- 0 -
ACTIVITIES TOTAL		3,050	3,157	2,500
HORSES - FEED		1,200	2,956	1,200

FISH		1,000		-0-
FEED		-0-		30
SNOWMOBILES		1.00		50
RESERVES		300		-0-
OFFICE TOTAL		3800	2500	230
RENT	1	1200	500	
PHONE		600	500	
NEWS LETTER		400	300	30
PRINTING/POSTAGE		400		
HELP		1200	1200	200
HEADQUARTERS TOTAL		3,850	3,286	4,00
GASOLINE		3,000	2,974	3,60
CHICKEN FEED		300	280	30
GARDEN SUPPLIES		50	32	10
EQUIP. MAINT. TOTAL		2,500		
SUPPLIES		1,800		
PARTS		1,800		
RESERVE		900		
CATTLE TOTAL		3875	2106	448
BLM		1600	1569	225
FORAGE		1500	270	148
STATE		200	192	200
FENCE		500	-0-	50
SALT		75	75	5
ROAD MAINTENANCE		2,000	1,500	200
INSURANCE - FIRE		3,000	2,800	300
PROPERTY TAX		1,000	1,247	200
RANCH TRUCK		1,800	1,000	
MISCELLANEOUS		225	1,076	-0-
CAPITAL EXPENSES		1,000		
Q' Drain Blado		1000		

# DSROA BUDGET 1982

	ACTUAL 1982	BUDGET 1982	ACTUAL 1981	BUDGET 1981
<b>INCOME</b>				
TOTAL		59,300	41,044	39,200
MEMBERS ASSESSMENT		<sup>172 UNITS</sup> 38,600	14,475	20,000
CATTLE		10,000	9,400	14,000
DEVELOPER FUND <small>50% ON ANSOLD UNITS</small>		- 0 -	5,200	5,200
<small>107 UNITS 1981 50% 1982 100%</small>		10,700	5,350	
OTHER			222	- 0 -
LOANS (UPI)			6,397	
RENTAL DEFICIT				2,656
<b>EXPENSE</b>				
TOTAL		59,300	41,044	41,831
EMPLOYEES TOTAL		24,900	16,837	18,450
RESIDENT MANG.		12,000	7,973	12,000
SUMMER STAFF		5,200	4,464	5,250
MANAGEMENT		6,000	3,200	1,200
PAYROLL TAX		1,700	1,200	- 0 -
CABINS TOTAL		8,800	2,575	3,100
LAUNDRY		800	63	500
BOTTLED GAS		3,300	2,780	1,500
SUPPLIES		2,200	2,110	1,100
RESERVES		2,500	- 0 -	- 0 -
ACTIVITIES TOTAL		3,050	3,150	2,500
HORSES - FEED		1,200	295	1,000

FISH -	1,000		-0-
- FEED	-0-		30
SNOWMOBILES	1.00		50
RESERVES	300		-0-
OFFICE TOTAL	3800	2500	230
RENT	1200	500	
PHONE	600	500	
NEWS LETTER	400	300	30
PRINTING/POSTAGE	400		
HELP	1200	1200	200
HEADQUARTERS TOTAL	3,350	3,286	4,00
GASOLINE	3,000	2,974	3,60
CHICKEN FEED	300	280	30
GARDEN SUPPLIES	50	32	10
EQUIP. MAIN. TOTAL	2,500		
SUPPLIES	800		
PARTS	800		
RESERVE	900		
CATTLE TOTAL	3875	2,106	4,48
BLM	1600	1569	225
FOREST	1500	270	148
STATE	200	192	200
FENCE	500	-0-	50
SALT	75	75	5
ROAD MAINTENANCE	2,000	1,500	200
- FIRE			
INSURANCE - LIABILITY	3,000	2,800	300
PROPERTY TAX	1,000	1,247	2,00
RANCH TRUCK	1,800	1,000	
MISCELLANEOUS	225	1,076	-0-
CAPITAL EXPENSES	1,000		

SIDING ROLLS

1,000

(1) LOAN - December 31, 1981, from UPI to DSROA - \$9,407.99

DATE PAID	AMOUNT	BALANCE
January 28, 1982	\$3,000.00	\$6,407.99
February 9, 1982	5,000.00	1,407.99
February 19, 1982	1,407.99	-0-

(2) BANK BALANCE AS OF 3-11-82 \$8,775.43

March Expenses 1,700.00

\$7,075.43

TODAYS PRIME RATE IS 16 1/2%

" Money Market Certificate	13.226%	6 months	\$10,000 minimum
" CD	13.226%	6 months	\$10,000 minimum
" T Bill	13%	3 months	\$10,000 minimum
" Commercial Paper	13%	3 months	\$25,000 minimum
" 90 Day CD	7%	90 days	\$10,000 minimum
" Checking (IOC)	5 1/2%		\$ 1,000

(3) ASSESSMENT LETTER - Hand out a copy of the letter

(4) FISH

— May, 1977 --- First Stocking  
— October, 1979 --- 800 lbs @ \$1.75 + Del. = \$1,550  
— April, 1982 --- 700 lbs @ \$1.85 + Del. = \$1,445

(5) CATTLE - David Johnson  
Met Johnson  
Lou Gardner

*ARROW MOSS*  
*- 1/2 million*

(6) TRAVEL AGENTS - Adventure Travel - No market  
Cole Travel - Not Interested

*Arrow* 150 + 50

(7) RANCH HELP - Craig Baldwin  
- Chandler - Arizona people

(8) SALES CONTEST - Dale



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(9) SOUTHERN UTAH NEWS

1/2 page timeshare story  
Feature Story on DSR  
DSR History.  
1/2 page ad  
~~Open House ad~~  
Open House coverage

(10) SECRETARY/TREASURER SPLIT

(11) RANCH RULE BOOK

(12) ITEMS INTRODUCED BY BOARD MEMBERS

(13) NEWSLETTER ITEMS

5

MINUTES OF  
DEER SPRINGS RANCH OWNERS ASSOCIATION BOARD OF DIRECTORS MEETING  
DECEMBER 29, 1981  
HELD AT NYLE WILLIS' OFFICE

Present: Nyle Willis, Benny Jordan, and Val Cram

Absent: Clark Lamb and Sherrill Neville

The meeting began at 1:15 p.m.

The 1982 budget was reviewed. It was decided that the 1982 assessment would be set at \$200 per membership and that the developer would pay one half of the amount on the unsold units.

General cuts in the proposed budget were made and approximately \$5,000 was trimmed out. The Board decided not to buy a new radio (\$4,600) or to build new signs (\$1,000) unless other income can be obtained.

The final amount of the budget that the Board approved was \$59,300.

The meeting was then adjourned, because the only item to be discussed at this time as the 1982 budget.

Adjournment: 2:15 p.m.

Minutes by Val Cram

Val Cram