

**MEETING NOTICE**

**March 11, 1982  
7 p.m.  
At DSR Office**

**Dear**

**We need to meet to discuss a few items on the enclosed agenda.**

**If there are other things that we should discuss, please bring them up at the meeting.**

**See you at 7 p.m. on Thursday.**

**Sincerely,**

**Val Cron**

**VC:kj**

**Enclosure**

**DEER SPRINGS RANCH OWNERS ASSOCIATION BOARD MEETING**

**March 11, 1982**

**7 p.m.**

**--AGENDA--**

1. **Loan Pay Back (Utah Properties, Inc.)**
2. **Excess in Bank Account**
3. **Assessments - (Letter)**
4. **Fish**
5. **Cattle**
6. **Travel Agents - Rental - \$ amount**
7. **New Full Time Manager**
8. **Dale Clarkson - Sales & Contest**
9. **Split Secretary & Treasurer**
10. **Ranch Rules Booklett**
11. **Items Introduced by Board Members**
- 12.

**--PLEASE BRING THIS TO THE MEETING--**

DEER SPRINGS RANCH OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MARCH 11, 1982  
KANAB, UTAH

Time - 7:05 p.m.

Present - Val Cram, Benny Jordan, Sherrill W. Neville, Dale E. Clarkson

Business

A. Approved use of member's assessment and other income to repay Developer for interest-free loan advanced to cover 1981 deficit of \$9,407.99.

B. Approved loaning Developer excess funds at market interest rate (currently 13%) to increase income above 5% payable by Zions with the understanding that the Association might need to borrow funds later in the year either from the Developer or on the market.

C. Advised President Cram to reword letter to delinquent members assessing a \$5 late fee effective after April 1, 1982, and notifying them of future need to charge interest in the future on late payments of assessments.

D. Suggested Jeff Johnson and others with fish ponds be contacted to share delivery expense of fish plantings which were not to exceed budgeted amount of \$1,000.

E. Lou Gardner has not yet paid the Developer for cattle operation in 1980, but he has paid the Association for 1981. Dale will contact Aaron Moss, Met Johnson, and others in Phoenix for 1982 arrangements.

F. Agreed to sponsor a shared income of \$200 per cabin per week of use for members taking additional weeks from members not using their own reservations with \$100 to the member and \$100 to the Association. A scale of rentals was established for unreserved space to be charged to nonmembers as follows:

Cabin #1 - \$400  
Cabin #3 - \$350  
Cabin #2, #7, #8 - \$250  
Cabin #4 - \$200

G. Amendments to the Bylaws will include separate offices for the secretary and treasurer.

7

DEER SPRINGS RANCH OWNERS ASSOCIATION

25 West Kanab Creek Drive  
Kanab, Utah 84741

April 30, 1982

MAY 13 82

Board of Directors  
Deer Springs Ranch

Dear Val

There will be a Deer Springs Ranch Owners Association board meeting a week from Thursday on May 13, 1982, at 7 p.m. in the Association office.

Please review the material on Bylaw changes, Protective Covenants, and the new Rule Book. Be prepared to discuss revisions and act to send this material to members as soon as possible.

The proposal to enhance Association income and potential benefits for members through time sharing especially needs to be finalized early to make the most of our 1982 season.

Thanks--hope we have a full quorum.

*Sherrill*  
Sherrill Neville  
Secretary

SN:kj

DEER SPRINGS RANCH OWNERS ASSOCIATION BOARD MEETING

May 13, 1982

7 p.m.

\*\*AGENDA\*\*

READ MIN.  
APPROVE

1. Financial Report
  - a. Monthly Report
  - b. Members' Assessment
  - c. Seed Sale 1440<sup>00</sup> for 1800 LBS
2. Open House  
May 22, 1982
3. Rental Program
- ROOSTER AT DSR GIVE TO BENNY
4. Fish \$1190<sup>00</sup> for 250 LBS + 1000 3/6"
5. Cattle LETTER OUT
6. Ranch Rules
7. Items Introduced by the Board

Please bring the following:

Monthly Report

Ranch Rules

Agenda

DEER SPRINGS RANCH OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
Thursday, May 13, 1982, Kanab, Utah, Office

Time: 7 p.m.

Present: Val Cram, President - Sherrill Neville, Secretary - Nyle Willis and Benny Jordan, members - Dale Clarkson, consultant - Mr. and Mrs. McMullin, Ranch Managers - Joy Jordan and Patsy Clarkson, guests.

Absent: Clark Lamb, member

I FINANCES

- A. Financial reports were reviewed and a revision was recommended that the monthly reports should show loan transactions between the Association and the Developer to clarify the cash flow, income-expense relationship.
- B. Twenty-nine members with delinquent assessments were billed for the \$5 late charge and were warned that interest on delinquent amounts would be assessed.
- C. Miscellaneous income from sale of ranch grass seed to Dale Spencer was reported.
- D. Insurance coverage has been purchased covering employees, property (except horses), and members' guests but not members.
- E. Additional Association income or lower expenses will be required to avoid deficit financing later this year. If the Developer sells some unsold lots, the increased assessment income may make it possible to lower the membership assessments next year, provided cattle and other income increases are also favorable.

II OPEN HOUSE PLANS

- A. Promotional literature and favorable newspaper articles were reviewed. The Board of Directors and other members were invited by the Developer to participate in an Open House at the Ranch on Saturday, May 22.
- B. Utah Properties employees and Association officers or their families would not be eligible for the Open House beef drawing.

III RENTAL PROGRAM

- A. It was agreed that the Association would receive 100% of any rentals for unused space according to a schedule of daily and weekly rates as published in the Rules and Regulations.
- B. Alternatives were postponed for at least a year which would share rental income between members and the Association, whether unused space was reserved or not reserved.

- C. Members who rent such unused space from the Association would be entitled to a 25% discount as shown in the schedule.
- D. Members may rent or give their reserved allotted time to members or nonmembers provided the member accepts responsibility for nonmembers actions.

#### IV FISH

- A. Cost of purchase and delivery of enough fish to plant nine ponds was close to the \$1,000 budget estimate, thanks to cooperative arrangements with Jeff Johnson.

#### V CATTLE

- A. Only five members applied for permission to run livestock with Association herds under new rules of member responsibility.

#### VI RANCH RULES

- A. President Cram and Karon were commended for the quality of work which produced a 20 page draft for a publication to be provided to all members and nonmembers using Ranch property.
- B. The Board approved publication of the draft with minor corrections. It was believed that members and guests would find the Informational section especially helpful.

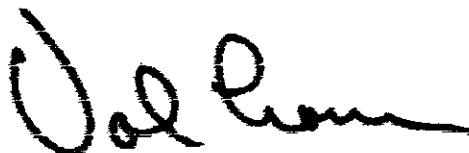
#### VII OTHER ITEMS

- A. Proposed Bylaw revisions which would separate Secretary and Treasurer offices and eliminate annual meetings were not discussed.

Meeting adjourned at 10:20 p.m.

Respectfully submitted,

  
Sherrill Neville, Secretary



CABIN #	SFC	BATH ROOM	STAIRS	PRICE / SQ FT	RENTAL PRICE PER DAY	RENTAL PRICE PER WEEK	RENTAL PRICE PER DAY MINIMUM	RENTAL PRICE PER WEEK MINIMUM	AVAIL. THE R.
1	5	2	12	1456 .275	58. <sup>00</sup>	400. <sup>00</sup>	43. <sup>00</sup>	300. <sup>00</sup>	572
2	3	1	8	896 .28	36. <sup>00</sup>	250. <sup>00</sup>	28. <sup>00</sup>	187. <sup>50</sup>	410
3	5	1	10	1120 .31	50. <sup>00</sup>	350. <sup>00</sup>	38. <sup>00</sup>	262. <sup>50</sup>	520
4	2	1	6	720 .28	29. <sup>00</sup>	200. <sup>00</sup>	22. <sup>00</sup>	150. <sup>00</sup>	349
5									
6									
7	3	1	6	900 .28	36. <sup>00</sup>	250. <sup>00</sup>	28. <sup>00</sup>	187. <sup>50</sup>	387
8	3	1	8	900 .28	36. <sup>00</sup>	250. <sup>00</sup>	28. <sup>00</sup>	187. <sup>50</sup>	422
9									
10									

Rate \$11.00 per Sq Ft. 3/82

# 21.50/Day \$150.00 per BASIC UNIT OF 1 BATH 1 BCO 1 KITCHEN 1 LIVING  
 450.00 per EACH ADDITIONAL BED Room OR BATH Room



DEER SPRINGS RANCH OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
Thursday, May 19, 1982, Kanab, Utah, Office

Time: 7 p.m.

Present: Val Cram, President - Sherrill Neville, Secretary - Nyle Willis and Benny Jordan, members - Dale Clarkson, consultant - Mr. and Mrs. McMullin, Ranch Managers - Joy Jordan and Patsy Clarkson, guests.

Absent: Clark Lamb, member

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- B. The Board approved publication of the draft with minor corrections. It was believed that members and guests would find the Informational section especially helpful.

#### VII OTHER ITEMS

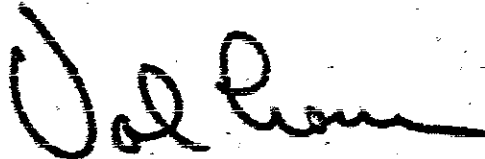
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Meeting adjourned at 10:20 p.m.

Respectfully submitted,



Sherrill Neville, Secretary



DEER SPRINGS RANCH OWNERS ASSOCIATION

SUMMARY FOR JUNE, 1982

INCOME	MONTHLY	YEAR-TO-DATE	BUDGET
Members' Assessments	\$ 1,100.00	\$34,450.34	\$38,600.00
Cattle	2,700.00	2,700.00	10,000.00
50% on unsold units			10,700.00
Other	91.20	2,425.41	
TOTAL	\$ 3,891.20	\$39,575.75	\$59,300.00
Loan Payments from DSR	\$ 1,500.00	\$ 2,000.00	
TOTAL	\$ 5,391.20	\$41,575.75	

EXPENSES

Employees	\$ 1,393.70	\$ 5,574.50	\$24,900.00
Cabins	630.58	2,029.68	8,800.00
Activities	28.00	1,327.05	3,050.00
Office	315.61	2,213.66	3,800.00
Headquarters	120.05	2,131.17	3,350.00
Equipment Maintenance	33.32	437.58	2,500.00
Cattle	2,544.48	2,737.25	3,875.00
Road Maintenance		1,499.00	2,000.00
Insurance	296.00	2,277.00	3,000.00
Property Tax			1,000.00
Ranch Truck	400.00	769.47	1,800.00
8' Rino Blade		650.00	1,000.00
Miscellaneous		234.33	225.00
Loan Payment to DSR		9,407.99	
TOTAL	\$ 5,761.74	\$31,388.68	\$59,300.00
Loans from DSRQA to DSR at 13% interest	\$	\$11,000.00*	
TOTAL	\$ 5,761.74	\$42,388.68	

Beginning Bank Balance	\$ (442.39)
Plus Income	5,391.20
Less Expenses	5,761.74
Ending Bank Balance	\$ (812.93)

DR paid \$2000.00 plus \$59.90 interest on their loan. The balance of the loan is now \$9,000 plus interest.



DEER SPRINGS RANCH OWNERS ASSOCIATION ANNUAL MEETING  
June 26, 1982  
6 p.m.  
Deer Springs Ranch Headquarters

PROPOSED AGENDA

Welcome

Minutes of the last Annual Meeting

The President's report of 1981 Ranch operations

The Developer's report

Proposed Bylaw changes

Board of Director elections

Items to be introduced by Deer Springs Ranch Owners Association members:

Would like to reinstate the  
policy whereby the members could  
arrange for the Ranch to buy &  
sell cattle for the members, incl.  
pick-ups & delivery from the auction - (for a  
small fee of course).

The new Board will meet as soon after the Annual Meeting as possible.

HAWKINS



DEER SPRINGS RANCH OWNERS ASSOCIATION ANNUAL MEETING  
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6 p.m.  
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Board of Director elections

Items to be introduced by Deer Springs Ranch Owners Association members:

CABIN FEES TO HELP THOSE FAR OFF  
WHO CAN SELDOM USE THE RANCH TO  
PAY THE YEARLY CHARGE OF 200/PARCEL

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The new Board will meet as soon after the Annual Meeting as possible.

W. WIMBURY

DEER SPRINGS RANCH OWNERS ASSOCIATION ANNUAL MEETING  
June 26, 1982  
6 p.m.  
Deer Springs Ranch Headquarters

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The President's report of 1981 Ranch operations

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Items to be introduced by Deer Springs Ranch Owners Association members:

*Charge the cabin users an additional fee so  
that larger fish can be put in the ponds  
just a suggestion.*

The new Board will meet as soon after the Annual Meeting as possible.

HOLLIDAY



DEER SPRINGS RANCH OWNERS ASSOCIATION ANNUAL MEETING  
June 26, 1982  
6 p.m.  
Deer Springs Ranch Headquarters

PROPOSED AGENDA

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Minutes of the last Annual Meeting

The President's report of 1981 Ranch operations

The Developer's report

Proposed Bylaw changes

Board of Director elections

Items to be introduced by Deer Springs Ranch Owners Association members:

We would like the Association to consider the development of one or more hiking trails in the vicinity of the cabins, preferably off-limits to 4-wheel drive vehicles and trail bikes.

The new Board will meet as soon after the Annual Meeting as possible.

TAPPE

DEER SPRINGS RANCH OWNERS ASSOCIATION ANNUAL MEETING  
June 26, 1982  
6 p.m.  
Deer Springs Ranch Headquarters

PROPOSED AGENDA

Welcome

Minutes of the last Annual Meeting

The President's report of 1981 Ranch operations

The Developer's report

Proposed Bylaw changes

Board of Director elections

Items to be introduced by Deer Springs Ranch Owners Association members:

*Have all the ranch members, not  
just the Board, to vote on the  
yearly assessment fee increases!*

The new Board will meet as soon after the Annual Meeting as possible.

*B. BAZLER*

BALLOT  
DEER SPRINGS RANCH OWNERS ASSOCIATION  
1983 BOARD OF DIRECTORS

2 YEAR TERM

- VAL CRAM\*
- SHERRILL NEVILLE\*
- GENEVE BEESLEY
- WENDELL HOYT
- \_\_\_\_\_

Vote for two board members. If you own multiple units, vote for each unit owned by placing the number of units owned in the box by the candidate's name. Send this ballot to Deer Springs Ranch Owners Association, P. O. Box 764, Kanab, Utah 84741, no later than June 26, 1982.

\_\_\_\_\_  
Owner's Name  
\*Incumbent

\_\_\_\_\_  
Lot No. (s)

DEER SPRINGS RANCH OWNERS ASSOCIATION  
Annual Membership Meeting Minutes  
June 26, 1982

Place: Deer Springs Ranch  
Time: 6 p.m.  
Present: About 30--members and family  
Activities: Campfire and Indian Legend in evening  
Business: Secretary Sherrill Neville read minutes of last Annual Meeting held August 11, 1980. Board members; and Ranch staff, Reed and Pat McMullin, Ben and Joy Jordan, were introduced.

A summary report of January - June, 1982, income and expenses was distributed, and Ranch operation items were discussed. It was noted that cabin and employee expense (not associated with the cattle or general operations) was proportionately small. Much of the expense in 1982, as well as the deficit reported for 1981 in President Cram's letter to members on December 31, 1981, was due to inflationary expense of maintaining and improving the general Ranch property other than cabins and recreational items. The increase in annual assessment from \$100 per year in 1980 and 1981 to \$200 for 1982 was explained to the members present as a means of making up the deficit and to improve and maintain the general Ranch property. Corrals, barns, ranges, fences, etc., not only will enhance future cattle operations income, but will increase the value of members' investment in common Association property. The members present concurred in the Board's decision to not charge members a users fee next year for facilities furnished free of charge this year, such as: cabin expense (linens, propane, etc.), fishing, horseback rides, etc. The members present requested the Board to make the above information, as well as other information about future assessment charges available to all members.

President Cram described the highlights of calendar year 1981 Association activities. Failure to hold a membership meeting last year was due to difficult and uncertain negotiations, as well as misunderstanding on the part of the outgoing County Commission about building permits, roads, and warranty deeds. Agreements with the new County Commission was reached after the November election. Terms of the agreement are essentially the same as originally proposed and accepted by the Commission of 1976, according to Dale Clarkson, the Utah Properties Developer and Association Adviser.

Dale then reported that sales of lots to new members remained slow because of high interest rates and the national economy. He described a successful "open house" and beef drawing held at the Ranch on May 22, participated in by Ranch members and families. A new promotional campaign was described which would benefit members who helped the Developer make sales. All members were urged to support the promotional efforts by spreading the word to friends and relatives about the property's recreational and investment potential. More funds than expected or required for a minimum operation had already been spent on quality furnished cabins, trout ponds

precision lot surveys, and access roads. The project has now matured according to the Developer.

Dale then outlined plans for future developments to spend more money on proving up several water rights which need to be worked on before the first of the year, or request extensions. Also construction would be started on three more cabins near Cabins 7 and 8 above the Ranch House as the remaining units are sold. Plans for a Community Center building may be changed in favor of additional small cabins. The Board of Directors will work with the Developer on a further study of the economics of this decision as it might relate to future Association income and expense.

Then Dale advised the group that 1981's low property taxes (under Green Belt for the undeveloped lots) and paid by the Developer would now be billed to individual property lot owners unless they were eligible for Green Belt from other cattle operations.

President Cram then presented results of the mail voting on Bylaw changes. All proposals were accepted by the membership, namely: separate offices for Secretary and Treasurer; calendar year reporting; first right of refusal of members' lot sales to Association rather than Developer; and Bylaws to be amended by 2/3rds of all votes cast.

A discussion of new regulations governing rental policy of unused cabin space adopted by the Board of Directors at their May 13 meeting was helpful to the Board because of its experimental nature and need for feed-back from a variety of cabin users. These regulations will appear in the new "Ranch Rule Book" to be furnished to all members soon. Time sharing of unused space may be experimented within the future after this year's experience is evaluated. The main purpose of the rental policy experiments is to increase Association income and thereby reduce needs for annual membership assessments. The rental program effective this year is described in Section III A, B, C, and D of page 1 of Board of Directors Meeting Minutes of May 13, 1982.

Votes for two Board of Directors whose terms expire on June 30 were counted with the following results:

Val Cram (Incumbent)	56
Sherrill Neville (Incumbent)	43
Geneve Beesley	4
Wendell Hoyt	3

Incumbent Directors Cram and Neville will now participate with three hold-over Directors Benny Jordan, Nyle Willis, and Clark Lamb to elect new officers for the coming year, to serve until the election of three directors next June when the holdovers terms expire.

The business meeting was adjourned at 8 p.m.

  
Sherrill Neville, Secretary  
Deer Springs Ranch Owners Association

④ 9/11

DEER SPRINGS RANCH OWNERS ASSOCIATION  
Board of Directors Meeting  
July 15, 1982  
7 p.m.  
Office

LAST BOARD MEETING MINUTES

Review of Annual Meeting.

MAIL MINUTES TO MEMBERS? 4

Board election of officers

Insurance on horses and snowmobiles →

- 1. Liability for staff and board?
- 2. Full coverage including medical?

500,000 LIA

1,000/5,000 MED.

Unpaid Assessments

21 units at \$5,280 .

Interest on unpaid assessments?

INT. 1 1/2 % START AUG.

Finalize Ranch Rules

GO A HEAD

Should we include the following with the newsletter?

~~NEWS~~  
1. Cabin reservation form and policy ✓

NO 2. ~~June monthly report~~ (6 mo report)

NEW ROADS - CABIN + ...

LOW D MOTORCYCLES

CLARK PAY CATER?

DEER SPRINGS RANCH OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JULY 15, 1982, KANAB OFFICE

Time: 7 p.m.

Present: Cram, Willis, Neville, Jordan, Dale Clarkson

Business: Discussed emergency replacement of McMullins who left this week without advance notice.

President Cram reported the leak in the lower trout pond culvert had been repaired after partial draining, cleaning, and installing new screen. Half Moon Reservoir was temporarily almost full.

Decision was postponed on timing of independent audit of Association accounts. It was believed new spread sheets used by Karon would improve the audit trail and be less costly. It was decided to attach a copy of June, 1982, Financial Summary to minutes of the Membership Annual Meeting.

Rental policy for unused cabin space was again discussed at length. It was noted the membership generally was unaware of the income producing features of this season's experimental policy. It was decided to include policy paragraphs A, C, and D of May 13 board minutes in a newsletter. Policy paragraph B about pooled-shared rentals for future years would be rephrased and included in the new Rule and Information Booklet. Dale agreed to summarize features of this policy for discussion at future Board meetings. Potential abuse and excessive use of members giving their unused space to irresponsible guests in their absence was discussed. A \$50 cleaning bill was suggested.

Extended discussion of potential liability of officers and staff for horse-back riding accidents resulted in a decision to initiate a release form to be signed by all riders or parent-guardians as soon as possible. Val and Dale will continue shopping for some form of "vacation" accident insurance to be sold to riders in lieu of a user fee.

It was agreed to charge interest at 1½% per month effective August 1 on delinquent assessments outstanding as of that date.

Individual family reunion reservations will continue to be provided as a special consideration for selected dates for one more season. All other reservations would be on a first-come first-served basis as result of a November mailing of application forms. Popular date competition may dictate a change in this policy beginning in 1983.

Clark Lamb will be asked to analyze the problem of reducing the steep grade of the road to the upper cabins. His judgment will be relied on to solve this problem.

The following officers were elected to serve until the next Annual Meeting and election of new Board members in June of 1983:

President	Val Cram	Term Expires June, 1984
Vice President	Ben Jordan	Term Expires June, 1983
Secretary	Sherrill Neville	Term Expires, June, 1984
Treasurer	Nyle Willis	Term Expires, June, 1983
Member	Clark Lamb	Term Expires, June, 1983

Meeting adjourned at 9:35 p.m. with Secretary to advise Directors of next meeting at a convenient date in September.

  
Sherrill Neville

SN:kj



Sept 16 1982

Presented Cram, Wiles & Jordan, J. Jordan, Neville Clarkson  
(Sunday Workman now Ranch Mgr introduced)

7:15 p Minutes <sup>of July 15 meeting</sup> read by Neville

Clarkson briefly described history of tax appraisal program. Originally the lots were sold in a Green Belt status <sup>as agricultural lots</sup> <sup>on the aggregate</sup>. County assessor <sup>was</sup> advised that ~~the Developer~~ <sup>the Developer</sup> would ~~attempt to convert~~ <sup>convert</sup> the individual lots into subdivision individual appraisals for 1982.

Dale Met with Board of Equalization for 3 hours and understood Agreement that all lots sold on an arms length basis should have ~~an~~ <sup>an</sup> assessed value with ~~an~~ <sup>an</sup> \$46 tax. \$4200 + \$400 <sup>market value in 1978</sup>

All other lots would reflect <sup>prior</sup> appraisals at lower amounts.

<sup>(about)</sup> Commission spent 7 days researching the USR appraisal premiums. Common property tax for 1982 to be paid, <sup>\$</sup>20,000. Also a 6.2% roll back charge for 1981 making a \$26,000 total tax bill for Developer.

Dale reported final decision <sup>of Equal Board was to</sup> leave common properties on Green belt; also <sup>(the)</sup> would <sup>person</sup> change <sup>(the 1981)</sup> roll back to \$2800 instead of \$6200. Individual owners without a deed

the a ~~27~~ 26,000 total tax bill per  
December.

the reported final decision of Equal Housing to  
on Green belt; also <sup>the 1991</sup> would roll back to <sup>pro-</sup> 2000 instead of  
~~the 1991~~ <sup>pro-</sup> \$6,200. Individual owners without a deed  
will be billed for pro-rata share of the 1981  
roll back at \$16. ~~will be payable to~~ 50

The State will send each owner a  
questionnaire asking them to place a  
value on their lot (separate from common  
property) Eric and Pyle Willis will likely not  
respond to the questionnaire because of its possible  
bias.

Doag Halsberg  
Dir of local Education  
passed out Weatherby  
Placeli  
Partridge

Allen Giles in S. J. will get  
together with Tarabee and ~~the~~  
Dales under ~~standing~~ <sup>standing</sup>  
verify. The Developer could represent  
the Association before the Bd of Equal

Dale will get a letter to members  
describing the tax roll back history  
and present status

Val suggests sounding out Esther  
and Calvin about reduction of lot  
appraisal

Moved by Benny that Val sound  
out Calvin and Esther about <sup>the possibility of protesting</sup> Commission  
action on <sup>(the)</sup> Board of Equalization  
recommendation to lower lot appraisal

Multiple returned

Jordan Brown & Sherrill approved  
Motion carried three to one

Decided to shut down horse back riding for now,  
then a New Company "Kand Trails" now has  
insurance covering guided tours.

Bids <sup>were</sup> from \$25 to \$3000 per year.  
Lincoln Insurance Co Byron & Turner

ascertain whether or not the Association could sub  
an appeal on behalf of members and

~~Company~~ ~~Shelton~~ ~~approved~~  
Motion carried three to one

Decided to shut down home back riding for now,  
then a New Company "Kamab Trails" now has  
insurance covering guided tours.

Bids were ~~from~~ \$25 ~~to~~ \$300 per year.

(Lincoln Insurance Co Byron & Turner  
Agency S L C) Dale pres Pat V? Val Secy  
of new Co. Sale by DSR OA to new  
company as a concession. <sup>privately owned</sup> Homes should  
be leased from owner to new Company  
Bill of Sale to be made for insurance purposes

~~W. A. T. T. T.~~

Time: 7:15 pm

Place: ...  
Present: ...  
Absent: ...

Business:

It was decided not to provide a membership list to Art Trummer for cabin building solicitations because it was Association policy to encourage members to use common property cabins instead of building. This would help preserve the Green Belt and grazing land status of the lot owner's property.

The reservation mailout and rental program was again discussed.

A proposal to provide the Ranch manager a lot sales agreement interest free with payments by withholding part of salary was discussed.

Need of Treasurer to counter-sign checks was discussed.

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Need of Treasurer to counter-sign checks was discussed.

Meeting adjourned about 1030 pm



P. O. Box 764 • Kanab, UT 84741

September 13, 1982

DSROA BOARD MEETING  
SEPTEMBER 16, 1982  
7 P.M. - OFFICE

AGENDA

WELCOME  
READ LAST MINUTES

COUNTY PROPERTY TAX QUESTIONS

HORSES & INSURANCE

ART TRIMMER  
LETTER OF INTRODUCTION  
MEMBERSHIP LIST

RESERVATION MAIL OUT - RENTAL PROGRAM  
RUD SMITH CABIN TIME

DSR LOT FOR RANCH HELP

*SEND DSR LOT w/ MIN.*

TREASURER SIGN CHECKS



DEER SPRINGS RANCH OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 16, 1982  
7:15 p.m.

Present: Cram, Willis, B. Jordan, J. Jordan, Neville, Clarkson - Lindsay Workman new ranch manager introduced.

The minutes of July 15 were read by Neville.

Clarkson briefly described history of tax appraisal program. Originally the lots were held in a greenbelt agricultural land status in the aggregate until Drew Robinson, County Assessor was advised that the Developer would convert the individual lots into subdivision individual appraisals for 1982.

Dale met with Board of Equalization for three hours and understood agreement that all lots sold on an arms-length basis should have \$4,200 to \$4,800 market value in 1978 or \$960 at 20% assessed value with \$46 tax. All other lots would reflect prior Greenbelt appraisals at lower amounts.

Commission spent about seven days researching the DSR appraisal problems. Common property tax for 1982 to be paid by Developer \$20,000. Also a \$6,200 rollback charge for 1981 making a \$26,000 total tax bill for Developer.

Dale reported final decision of Equalization Board was to leave common property on Greenbelt; also the unsold lots and those with prior titles. They would change the 1981 roll back to \$2,800 instead of \$6,200. Individual owners without a deed will be billed for prorata share of the 1981 roll back at \$16 per 20 acre lot.

The state will send each member a questionnaire asking them to place a value on their lot (separate from common property). Dale and Nyle Willis will likely not respond to the questionnaire because of its possible bias.

Allen Giles in Salt Lake will get together with Larrabee and verify. Dale understands that the Developer could represent the Association before the Board of Equalization.

Dale will get a letter to members describing the tax rollback history and present status.

Val suggests sounding out Esther and Calvin about reduction of lot appraisal.

Moved by Benny that Val, the President, ascertain whether or not the Association could file an appeal on behalf of members and sound out Calvin and Esther about the desirability of protesting Commission action on the Board of Equalization recommendations to lower lot appraisals.

Nyle abstained, Jordan, Cram & Sherrill approved - motion carried three to one.

Decided to shut down horseback riding for one week. Then a new company "Kanab Trails" now has insurance covering guided tours. Bids were from \$525 to \$3,000 per year (Lincoln Insurance Company & Byran L. Turner Agency, Salt Lake City). Dale, president; Pat, vice president; Val, secretary of new company. Sale by DSBOA to new company as a concession. Privately



owned horses should be leased from owner to new company. Bill of Sale to be made for insurance purposes.

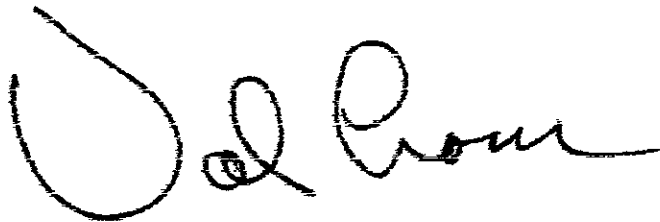
It was decided not to provide a membership list to Art Trimmer for cabin building solicitations, because it ~~was~~ ~~not~~ the Association's policy to encourage members to use common property cabins instead of building. This would help preserve the Green Belt and grazing land status of the lot owners' property.

The reservation mailout and rental program was again discussed.

A proposal to provide the Ranch manager a lot sales agreement interest free with payment by withholding part of salary was discussed.

Need of Treasurer to counter-sign checks was discussed.

Meeting adjourned about 10:30 p.m.

A handwritten signature in cursive script, appearing to read "J. L. Brown". The signature is written in dark ink on a white background.

DSROA BOARD MEETING  
November 30, 1982

BRING IN CHIPS

BROWN GREEN  
LT & DARK

(OIL)

12

1. CABIN PAINT & TRIM

2. RANCH RULES

3. KEEP COWS - WINTERRANGE?

6 x 10 x 6 = 360

4. TAX PROTEST UPDATE

5. LOT FOR RANCH MANAGER

✓ Base Price \$ 14000?

Lot 106

On Contract

\$200 per month

No interest while employed by DSROA

No annual assessments while employed by DSROA

Cannot reserve prime time in the cabins

\$200 will pay off 7 years - \$16,500

6. RANCH MANAGER PAY - MAN & WIFE - \$1,500

Home with utilities + LAUNDRY

X Lot + INT + ASSESSMENTS

Miscellaneous (grazing, milk, eggs, garden)

Regular Pay

\$300.00

~~200.00~~ 400 ✓

100.00

800.00

~~\$1,400.00~~ 1,600 ✓

WINTER  
SUMMER

7. SECRETARY'S PAY

TOTAL  
\$740 -  
= 850 -

DSROA  
\$100 =  
150

8. VAL'S PAY

9. 1983 BUDGET

SET UP SIGNS +  
Policy for NEW COWS  
GAS NIGHT LIGHT

SPR... R... ..

12

DEER SPRINGS RANCH OWNERS ASSOCIATION

MINUTES OF MEETING OF BOARD OF DIRECTORS  
Tuesday, November 30, 1982, Kanab, Utah, Office

Time: 7:30 p.m.

Present: Val Cram, Nyle Willis, Sherrill Neville, Benny and Joy Jordan

Minutes: Minutes of September 16 meeting (not yet distributed) were read by Sherrill Neville

Business: (1) Cabin Maintenance - It was proposed by Val Cram and approved that the Winter Staff paint the cabins and do other maintenance during the winter months.

(2) Ranch Rules - Page proof copies of the Ranch Rules were distributed. Those present agreed to let Val know of any recommended changes.

(3) Winter Range - Discussed possibility of running a few cows with Graff during winter for calf increase. Agreed to try the experiment.

(4) Property Tax Appeal - Discussed Dale Clarkson's letter to all members advising them of the retroactive roll back amount of \$22 owed by each member to the Developer for 1981 taxes. Val reported nothing new on Dale's appeal to the State Tax Commission for relief from the County's overassessment for 1982 taxes, however, Larrabee of the State Tax Commission assured Dale he could represent lot owners as well as the Developer and unsold lots on the appeal.

(5) Ranch Manager - A thorough discussion revealed the need to provide incentives to keep qualified Ranch staff. A suggestion that the present manager be given the opportunity to purchase a lot through payroll deduction was considered. This would save the Association on cash flow as well as promote his ownership interest and tenure as the contract would terminate an interest free feature if employment was terminated. The Board recognized President Cram's heroic overtime efforts to maintain operations during critical employee turnover periods. The commendable contributions of other staff was also recognized and recommended wage increases for 1983 were approved.

(6) 1983 Budget - Estimated expenses for 1982 based on preliminary data through November was analyzed item-by-item. Tentative budget allocations for 1983 were then arrived at through discussion and consensus opinion. Preliminary 1982 costs were lower than expected due to employee turnover absence and Val's uncompensated overtime, as well as deferment of reserves and other economics. It appeared that total 1982 income, while lower than expected, would repay the 1981 deficit

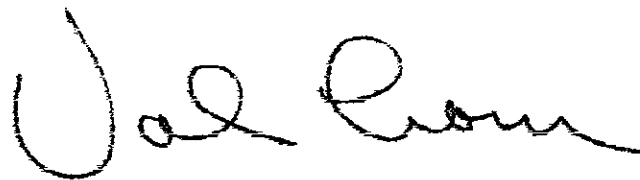
loans and permit either a small reduction the the annual assessment or urgent allocation to depreciation and contingency reserves in 1983. The Board decided to make a token reduction of \$25 in the 1983 assessment and apply any balance to reserves which should not be deferred another year. It was believed the psychological effect of the reduced assessment from \$200 to \$175 would stimulate sales by the Developer and encourage members to pay delinquent assessments.

(7) Loan Transactions - The mutual advantage of continuing to loan the Developer excess funds early in the season as assessments are received was discussed. It was agreed that payment of outstanding balances due to the Association from the Developer for the 50% assessment on unsold lots could be satisfied by transfer of unsold lots from the Developer to the Association.

Meeting adjourned at 9:40 p.m.

Note: Subsequent to our meeting, President Cram refined the expense and income data for 1982 to show as an expense a \$9,407.99 loan repayment for 1981 which was overlooked in our budget deliberations together with a \$3,000 repayment by the Developer on our 1982 loan to him.

Sherrill Neville

A handwritten signature in cursive script, appearing to read "Val Cram". The signature is written in dark ink on a white background.

DEER SPRINGS RANCH OWNERS ASSOCIATION 1983 BUDGET

INCOME	ACTUAL 1983	BUDGET 1983	ACTUAL 1982	ACTUAL 1981
Members Assessments		\$37,000.00	\$35,600.34	\$14,500.00
Past Due Assessments		1,200.00	.00	.00
Cattle		18,000.00	14,070.00	9,400.00
50% on Unsold Units		.00	1,400.00	5,350.00
Cabin Rental		2,000.00	.00	.00
Interest		2,000.00	.00	.00
Other		1,000.00	4,230.41	14,830.00
TOTAL		<u>\$61,200.00</u>	<u>\$55,300.75</u>	<u>\$44,080.00</u>
<b>EXPENSES</b>				
<b>Employees</b>				
Resident Manager		\$ 9,600.00	\$ 5,910.58	\$ 7,973.00
Summer Staff		2,500.00	2,176.51	4,464.00
Management		10,320.00	5,999.75	3,200.00
Wrangler		1,000.00	.00	.00
Other		2,000.00	806.02	.00
Truck		1,200.00	.00	.00
Payroll Tax		1,650.00	1,748.48	1,200.00
TOTAL	14	<u>\$28,270.00</u>	<u>\$16,641.34</u>	<u>\$16,837.00</u>
<b>Cabins</b>				
Laundry		\$ 800.00	\$ 722.05	\$ 634.00
Maintenance		2,000.00	738.69	.00
Supplies		1,500.00	1,156.17	2,116.00
TOTAL	16	<u>\$4,300.00</u>	<u>\$2,616.91</u>	<u>\$2,750.00</u>
<b>Bottled Gas</b>				
Gasoline	16	\$ 2,500.00	\$ 2,535.96	\$ 2,785.00
	17	5,000.00	5,599.59	2,974.00
<b>Activities</b>				
Horses - Feed		\$ 1,000.00	\$ 350.00	\$ 2,956.00
Horses - Tack, Vet		700.00	829.30	201.00
Fish		.00	1,190.00	.00
Snowmobiles		250.00	81.95	.00
TOTAL	16	<u>\$1,950.00</u>	<u>\$2,451.25</u>	<u>\$3,157.00</u>
<b>Office</b>				
Rent		\$ 1,200.00	\$ 1,100.00	\$ 500.00
Phone		600.00	550.00	500.00
Accounting		500.00	.00	.00
Newsletter		200.00	160.99	300.00
Supplies		980.00	1,093.34	.00
Secretary		1,800.00	1,100.00	1,200.00
Miscellaneous		100.00	.00	.00
TOTAL	15	<u>\$5,380.00</u>	<u>\$4,004.33</u>	<u>\$2,500.00</u>
<b>Headquarters</b>				
Chicken & Cow Feed		\$ .00	\$ 350.50	\$ 280.00
Garden Supplies		100.00	82.05	32.00
Maintenance		500.00	153.89	.00
TOTAL	16	<u>\$600.00</u>	<u>\$586.44</u>	<u>\$312.00</u>
<b>Equipment</b>				
Supplies		\$ 400.00	\$ 182.72	\$ .00

Miscellaneous		1,800.00	1,100.00	1,200.00
TOTAL	15	<u>5,380.00</u>	<u>4,004.33</u>	<u>2,500.00</u>
Headquarters				
Chicken & Cow Feed		\$ .00	\$ 350.50	\$ 280.00
Garden Supplies		100.00	82.05	32.00
Maintenance		500.00	153.89	.00
TOTAL	16	<u>600.00</u>	<u>586.44</u>	<u>312.00</u>
Equipment				
Supplies		\$ 400.00	\$ 182.72	\$ .00
Repairs		1,000.00	768.36	.00
Ranch Truck		800.00	1,069.47	1,000.00
TOTAL	X 17	<u>2,200.00</u>	<u>2,020.55</u>	<u>1,000.00</u>
Cattle				
Grazing		\$ 2,500.00	\$ 2,737.25	\$ 2,031.00
Miscellaneous		1,000.00	6.48	75.00
TOTAL	19	<u>3,500.00</u>	<u>2,743.73</u>	<u>2,106.00</u>
Road & Erosion Maintenance	Y 17	\$ 2,800.00	\$ 1,499.00	\$ 1,500.00
Insurance	18	2,700.00	2,481.00	2,800.00
Property Tax	19	1,400.00	1,316.32	1,247.00
Equipment Purchase		.00	650.00	.00
Miscellaneous	20	600.00	634.08	1,076.00
Loan		.00	9,407.99	.00
GRAND TOTAL		<u>\$51,200.00</u>	<u>\$55,188.49</u>	<u>\$41,044.00</u>

EXHIBIT "A"

6 Snowmobiles	3 Barbecue grills
3 Trailers - 8'	Sprinkler pipe PAID GCT 1,000. <sup>00</sup>
1 Trailer - 24'	4" Pipe
1 Ford M/D Tractor	Water systems
1 D-7 Cat	North fence
Saddles (see list)	BLM fence
Bridles	Leather
Horses (see list)	30 Posts
Dodge pickup	Two-man raft
3 Chain saws	Coleman stove
1 Stock Rack	4 Bedrolls
Generator	1 10-Gallon cooler
Post hole digger	Franklin stove
Utility pump (green)	3 10' Tables
Air Compressor	Miscellaneous tools
Gas pump & tank	Miscellaneous supplies

APPROXIMATE VALUE = \$10,000

SCHEDULE 'B-7'

PROPOSED MASTER PLAN FOR RANCH IMPROVEMENTS  
 BASED ON PROJECTED INCOME SHOWN ON SCHEDULE 'A-VII'

YET TO SPEND

		TOTAL SPENT	1982 AVAILABLE	TOTAL
Complete	1. Renovation of Hdqtrs. Bldgs.	\$ 7,000	\$ -0-	\$ 7,000
\$ 6,000	2. 5 Additional Wells	30,000	6,000	36,000
\$ 6,000	3. Trout Ponds & Rec. Lake	8,500	6,000	14,500
Complete	4. Erosion Control Dams	15,000	-0-	6,000
Complete	5. Brush Clearing & Reseeding	25,000	-0-	25,000
\$ 5,500	6. Spring Improvement (6)	13,500	5,500	19,000
\$ 3,500	7. Roads, Trails & Airstrip	22,500	3,500	26,000
\$100,000	8. 10 Cabins	170,000	100,000	270,000
Complete	9. Surveying	50,000	-0-	50,000
Complete	10. Stables & Horses	6,000	-0-	6,000
\$ 40,000	11. Pavilion, Rec. Area & C/G	6,000	40,000	46,000
	TOTAL	<u>\$344,500</u>	<u>\$161,000</u>	<u>\$505,500</u>



## DEVELOPMENT COMPLETION GUIDELINES

In careful review of Schedule 'B-7' the Proposed Master Plan for Ranch Improvements Based on Projected Income, the following has been determined:

### 1. RENOVATION OF HEADQUARTERS BUILDINGS

This item has been completed.

### 2. 5 ADDITIONAL WELLS

It was determined that three wells had been drilled with one being equipped with a windmill. One of the original wells was equipped with a new pump and a power generator for use at the Headquarters area. To complete this requirement, only one additional well needs to be drilled and equipped with a windmill--\$6,000 is budgeted for this item.

### 3. TROUT PONDS & RECREATION LAKE

Due to government regulations, it may be that a recreation lake cannot be built below the Headquarters area in Deer Springs Wash. Another ~~\$10,000~~ 6000 is to be spent in this category to build a fish pond in Slide Canyon and consider a second fish pond in Slide Canyon and some reservoir work in Deer Springs Wash.

### 4. EROSION CONTROL DAMS

This item has been completed.

### 5. BRUSH CLEARING & RESEEDING

This item has been completed.

### 6. SPRING IMPROVEMENT (6)

Cabin, Leaf, and East Leaf Springs have been improved along with some work being done on Oak, Black Knowl, and Pipeline Springs. Paper work has been done to segregate water rights and prepare filings on several additional springs. The paper work will be processed to perfect title to as many springs as we possibly can on the property. Additional work will be done on the above mentioned springs as well as others which we have filed on with a budget to complete this item of \$5,500.

### 7. ROADS, TRAILS & AIRSTRIP

A lot of money has been spent and an additional \$3,500 needs to be spent to construct a road to Lot 68 and Lots 216, 217, and 234. The road to the upper cabins will be realigned, and the road near the Wet Meadow will be moved to a higher elevation.

### 8. 10 CABINS

Four more cabins need to be built, and we will allocate ~~\$40,000~~ 10000 for this purpose. These cabins cannot be as deluxe as the previous cabins.

9. SURVEYING

This item has been completed.

10. STABLES & HORSES

This item has been completed.

11. PAVILLION, RECREATION AREA & CAMPGROUND

There will be \$40,000 spent on a pavillion or recreation building where groups can get together and have special activities. This building may also be used at certain times of the year as additional cabin space.

To clarify the ownership of equipment and other items used in connection with Deer Springs Ranch, we have attached Exhibit "A" to identify those things that are being transferred to DSROA from Utah Properties, Inc. This will wipe the slate clean and eliminate the confusion as to who owns which items and the only exception to this list is the following items and their ownership:

1. John Deer tractor
2. Rotary brush mower

Utah Properties, Inc., cannot be responsible to further subsidize the budget of DSROA and will therefore assist on the 1982 and 1983 budget only by the donation of items listed on Exhibit "A" and donating one lot and membership to DSROA to use as they see fit.