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DEER SPRINGS RANCH OWNERS ASSOCIATION

Minutes of Meeting of Board of Directors
Tuesday, January 4, 1983, Kanab office

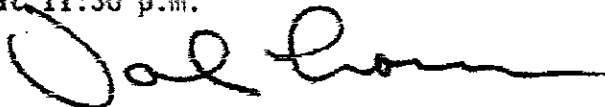
Time: 7 p.m.

Present: Nyle Willis, Benny Jordan, and Val Cram. Dale E. Clarkson was present to represent Utah Properties, Inc. On January 5 Sherrill Neville concurred by telephone, the action of the Board.

- Business:
1. A paper entitled "Development Completion Guidelines" was discussed (attached). The equipment on Exhibit "A" was reviewed. The Board suggested that some of the items should not be on the equipment list. A question was raised as to whether the items on Exhibit "A" are also included in the dollar amounts of Schedule 'B-7'. If so, it is counted twice?
 2. The 1983 budget (attached) was reviewed and accepted.
 3. A December, 1982, summary and year-end report were discussed. The Board felt good that the \$9,407.99 loan was totally repaid and that the Income/Expense for 1982 could balance.
 4. Lin Workman submitted a list of leather raw materials that he proposed that DSROA buy and that he be allowed to do leather work at the ranch when the weather is bad. The Board discussed the proposal and decided to give it a try--but on a limited basis. It was felt that perhaps \$2,000 or \$3,000 might be realized as profit.

It was suggested that an incentive program be created.

Meeting adjourned at 11:30 p.m.



Val Cram
Acting as Secretary

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DEER SPRINGS RANCH OWNERS ASSOCIATION ANNUAL MEETING

June 25, 1983

6 p.m.

Deer Springs Ranch Headquarters

AGENDA

CLARK LAMP
VAL CARM

Welcome

Introduction of Board Members BENNY JORDAN - MYLA WILLIS, SHERAIL NAVILLE

Introduction of Ranch Staff BINNY + JOY - LIN + SANDY + TRACY W. MARK

The president's report of 1983 ranch operations 350 CATTLE 18,000

The president's report of 1983 financial status

The Developer's report

Items to be discussed:

1. Cabin stand-by list
2. Motorcycle use
3. Fish
4. Playground equipment
5. Family reunion charge - large group

Items introduced by members:

1. _____
2. _____
3. _____
4. _____

Election Returns

Tour of Leather Shack

Adjournment

MINUTES OF ANNUAL MEETING OF DEER SPRINGS RANCH OWNERS' ASSOCIATION

Date: June 25, 1983

Place: Deer Springs Ranch, Lawn of Ranch House

Time: 6:00 to 8:00 p.m.

Conducted by President Val Cram.

In attendance: Val, Marc and Cevin Cram; Dale, Patsy, Larry, Barry & smaller Clarksons; Lin, Sandy, and Tracy Workman; Benny and Joy Jordan; Leonard Harmon with Judy and *Josephine*; Mary and Keith Hawkins with daughter, son-in-law and Joshua; Lynette Foster and baby.

Introductions were made of Board of Directors and Staff. Election results were announced. Board of Director members elected for next two years were Benny Jordan and Nyle Willis.

Report on Cattle: About 350 cows plus calves are being grazed for an approximate total of 700 animals on the Ranch. \$18,000 income should be realized by the ranch owners association less expenses.

Financial report discussed. Report covered 1983 up to end of May. Copy is attached to these minutes.

Cabin Rentals: Numerous vacancies are occurring from middle of September to middle of May. Help is needed from lot owners to rent these vacant cabins to help reduce membership assessments.

Leather Shop is in Cow Palace. Workmans produce quality goods. Some of the articles are being sold in outlets in Kanab and Orderville and Glendale. Everyone encouraged to visit the shop.

Cabins: More cabins will be built when more units are sold. Only one unit was sold during this past year.

Road Discussion: Clark Lamb will be up soon to run the roads with his grader. Estimate to be made by Clark on changing, rerouting the road to the upper cabins. Some members think it will be well worth the money, others don't think it is necessary.

Dale's Report: New Utah Property Office, which includes Deer Springs Office, is being moved into center of Kanab this coming week. Hopefully, more marketing will take place. \$14,500 is the current price of a unit in Deer Springs. A film presentation of 16 minutes is available at the office. It can be shown at a moment's notice.

Water Right Filings: About 12 are being held by the Ranch. They are set to expire in November of 1983 but can probably be renewed at that time. To develop a spring, the group of lot owners to be affected will need to get together to make decisions about work, costs, and distribution. The water on Lot No. 1 will likely be the first spring developed further.

The importance of giving longer cancellation notices was stressed. Decision was made to write newsletter on subject.

Reservations can be made 10 months in advance if dues are paid.

Horses that are available for riding and a list for signing up when staff is not available will be posted on Bulletin Board. Reservations need to be made 24 hours in advance for riding. Marc will take care of the above.

Check the Bulletin Board for location of staff and other messages. Also check doors of Bunk House and Ranch House for messages.

Off-Road Vehicles: Nuisance Rule No. 5 not to be changed. Present rules say no motorcycles on ranch (period). Much discussion took place regarding this rule. In the past Board and Staff have been lenient when people exercise good judgment. Motion was made that the by-law dealing with motorcycles be tentatively tempered to try an experiment during the balance of 1983. Use of off-road vehicles will be permitted in moderation provided they are used in designated areas, stay on the roads, and cause no nuisance to others. The above is to be included in newsletter.

Fish: Renting of fishing gear suggested. Fish are not to be wasted. Fish cost from \$1 to \$2 each for medium-size fish for stocking ponds. Desirability of stocking ponds with other kinds of fish discussed. Decided to experiment with one of the ponds.

Playground Equipment: Swing over lower trout pond decided upon. Volleyball standards to be built.

Large Group Reunions: \$2.00/person/day will be charged for over cabin capacity. This is to be written up in the newsletter and a notice placed in each cabin.

Rhubarb punch was served. The ranch has a nice bed of rhubarb.

Inexpensive Pipe Needed for ditch from Half-moon Reservoir to Well Field. Any lot owners know where some used 12" or larger pipe can be purchased reasonably? It can be used even if it is bent.

Engleman Spruce Trees are available for lot owners free of charge at the Ranch Headquarters.

MINUTES OF DSROA BOARD MEETING
Tuesday, October 11, 1983
8 p.m.
DSROA Office

Present:

Val Cram, Sherrill Neville, Nyle Willis, Keith Hawkins, Joy Jordan, Dale Clarkson, and Benny Jordan.

Officers Elected:

President, Val Cram
Vice President, John Benny Jordan
Secretary, Ellie Huffman - 1st choice - ACCEPTED 10-12-83
Geneve Beesley - 2nd choice
Ivis Farr - 3rd choice
Treasurer, Nyle Willis
Member at Large, Keith Hawkins

Val will contact the secretarial candidates and see who will serve.

Sherrill Neville's letter of resignation as board member was accepted.

Business Discussed:

The budget was discussed. Bills for past due assessments were recently sent out by President Cram.

Val will check out how the titles of the property can be clouded on property owners who are behind on assessments.

The bottled gas was put in the upper cabins for next year. That bill will be one of the last to be paid, because we did not request it.

The leather project didn't work out to DSROA's benefit--a change will be made for next year.

(Dale suggested that he would see about some of his past due assessments so DSROA will not have to borrow money to meet the end of the year bills.)

The tax bill increases were discussed. A lawyer (Keith Adams) to fight our case would charge \$1,500. An appeal needs to be filed within the next three days. A proxy note from each member, opinion poll, and money will be needed from members for the 1983 taxes. The decision was made to drop the Association's appeal but individuals will be encouraged to go ahead with their own appeals-- 3 yays (Sherrill, Nyle, & Benny) and 2 nays (Keith & Val). A motion was made to continue to fight with the state against the 1982 tax increase on individual parcels of land. Yays (Keith, Benny, & Sherrill) Nays (Nyle) Val abstained.

Members will be sent a letter explaining 1982 and 1983 tax problems with a survey letter.

MEETING NOTICE

October 11, 1983
8 p.m.
At UPI Office

Dear

Just a reminder that the DSROA Board will meet this Tuesday, October 11, 1983, at 8 p.m. in the UPI office. Please review the enclosed agenda, add things to it that you would like, and then bring your copy of the agenda.

Remember, the office is downtown now. See you there.

Thanks,

Val Cram

DSROA BOARD MEETING
October 11, 1983
8 p.m.

**** A G E N D A ****

1. Budget Review - Past Due Assessments
2. Annual Report - Newsletter - Tax Raise
3. Tax Appeal - Survey Letter - Proxy Note - Legal Fund
4. New Board Appointment
5. Timber Sale in Birch Canyon
6. Colts - Sale
7. Winter Manager
8. Buy Dale's Horses

BRING THIS TO THE MEETING

The possibility of buying a few head of cattle for DSR0A was discussed.

The road through Birch Canyon for a timber sale was voted no.

It was decided to sell the yearling and two-year-old colts. The ones that cannot be sold will be broke.

Dale has horses to sell. DSR0A will buy Fancy for \$600 and Rebel for \$300. Sunrise, Ranger, and Wildfire will be sold at the auction.

DSR0A will supply the house and utilities for the ranch manager beginning November 1 in return for him taking care of the animals, snow mobiles, cabins, and general maintenance through the winter months.

The meeting was dismissed at 11 p.m.

Dale Brown