

DEER SPRINGS RANCH OWNERS ASSOCIATION
BOARD OF DIRECTORS
MINUTES OF MEETING

1/3/84

Present: Mary Lou and Keith Hawkins, Benny and Joy Jordan, Nyle Willis, Dale Clarkson, Val Cram, Eleanor Huffman

Val Cram opened the meeting at 7:30 p.m. by introducing Eleanor Huffman as a new member of the Board, and Secretary.

The proposed 1984 Budget was the main agenda item; copies were distributed to board members.

Keith Hawkins asked if it would not be less expensive to buy a washer and dryer for the Ranch use, rather than having the laundry done commercially. Joy Jordan expressed an opinion that she thought it would be. Val Cram asked Keith to research the subject, and advise him of his findings.

The subject of compensation of board members was brought forth by Val. It was the general consensus that mileage for long trips should be reimbursed; also, if an overnight stay was necessary, the cost should be reimbursable. Nyle moved that a sum of \$.20 a mile be paid, this to be done on a trial basis; this would apply to the Hawkins' trips to board meetings. By a unanimous vote, the motion was carried.

The subject of continued employment of the Workmans at the Ranch was discussed. Although their service has been less than satisfactory, it was generally agreed they had been better than previous employees in that situation. Val had talked to the Workmans several times about the standards expected of them, and it was agreed that if someone more competent is located they would be released. No decision was made at this meeting re their continued employment.

The subject of Mr. Workman's leather work was brought up; this has proved to be very unprofitable, and Nyle suggested that an inventory be taken of the leather goods and affiliated supplies. Val will proceed to do same.

Regarding the Cattle grazing situation, Val stated that it will be necessary to look for other possibilities of people who might wish to put their cattle to graze on the land. The fee charged is per head, per month, and is a substantial item in the budget.

With reference to the budget item of income: "50% on unsold units", Dale stated that he cannot accommodate the Association in this manner this year. Val estimates that this item is 7 1/2% of the total budget. Dale stated that he had thought he had made his situation clear, when he donated approximately \$10,000 worth of equipment to the Ranch in January, 1983, but apparently this donation had not been formally consummated. It was discussed at the board meeting of January 4, 1983, but not formally acted upon. Dale believes that since July 1, 1980, the developers have put in a substantial amount of money, enough so they should not be assessed on unsold units in the future. He believes that in another year or two the project will be sold out. In the minutes of January 4, 1983, the developer contributed a 20 acre parcel to the Association for its use as it sees fit, and as of December 31, 1983, Dale stated there will be

Therefore, these minutes hereby reflect that the developers have contributed equipment amounting to approximately \$10,000.00, to the Association, for their use (to sell or retain) as they see fit, as well as the one 20-acre parcel to be used in the same manner.

Dale asked the question: "Do we need to stop further development at this time?" Val replied that because of less sales, he believes it will be necessary.

Keith Hawkins moved: "That no further assessments be made on unsold units until there is a buyer." Benny seconded, Val abstained from voting, and the motion was carried. Val said that the Association will have to cut costs in the proposed 1984 budget, and he will revise the budget and distribute same to board members.

Dale said that we need to put every effort into turning things around with respect to sales; the basic item to be considered is the marketing of the lots, and he planned to meet on January 10 with a Time Share marketing group, who he believes can do a good marketing job for us.

Keith Hawkins mentioned the motorcycle problem at the Ranch during the summer, and believes that a stop must be put to them; the ranch manager must be told to park his motorcycle as the first step in this direction. Benny agreed that the people who live there should be an example to others.

The meeting adjourned at 10:15 p.m.

Respectfully submitted,

Eleanor F. Huffman
Eleanor F. Huffman
Secretary

REVIEWED 1/26/84

Val Row

mlc

WE ARE PLEASED TO ANNOUNCE

DEER SPRINGS RANCH

WINTER SPECIAL

Deer Springs Ranch is an old pioneer cattle ranch turned timeshare where you can actually purchase a part of the ranch--a 20-acre plot of ground. It is a semi-wilderness area where families can actually take part in the daily activities of ranching. There is a string of horses, herds of cattle, ducks, chickens, stocked trout ponds, modern cabins completely equipped and furnished. DSR is located in the center of Southern Utah's Golden Circle. Come and join us: YOU WILL HAVE AN EXPERIENCE OF A LIFETIME! - Price \$17,500

~~* PRICE SLASHED TO *~~

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\$14,500 10% 1450

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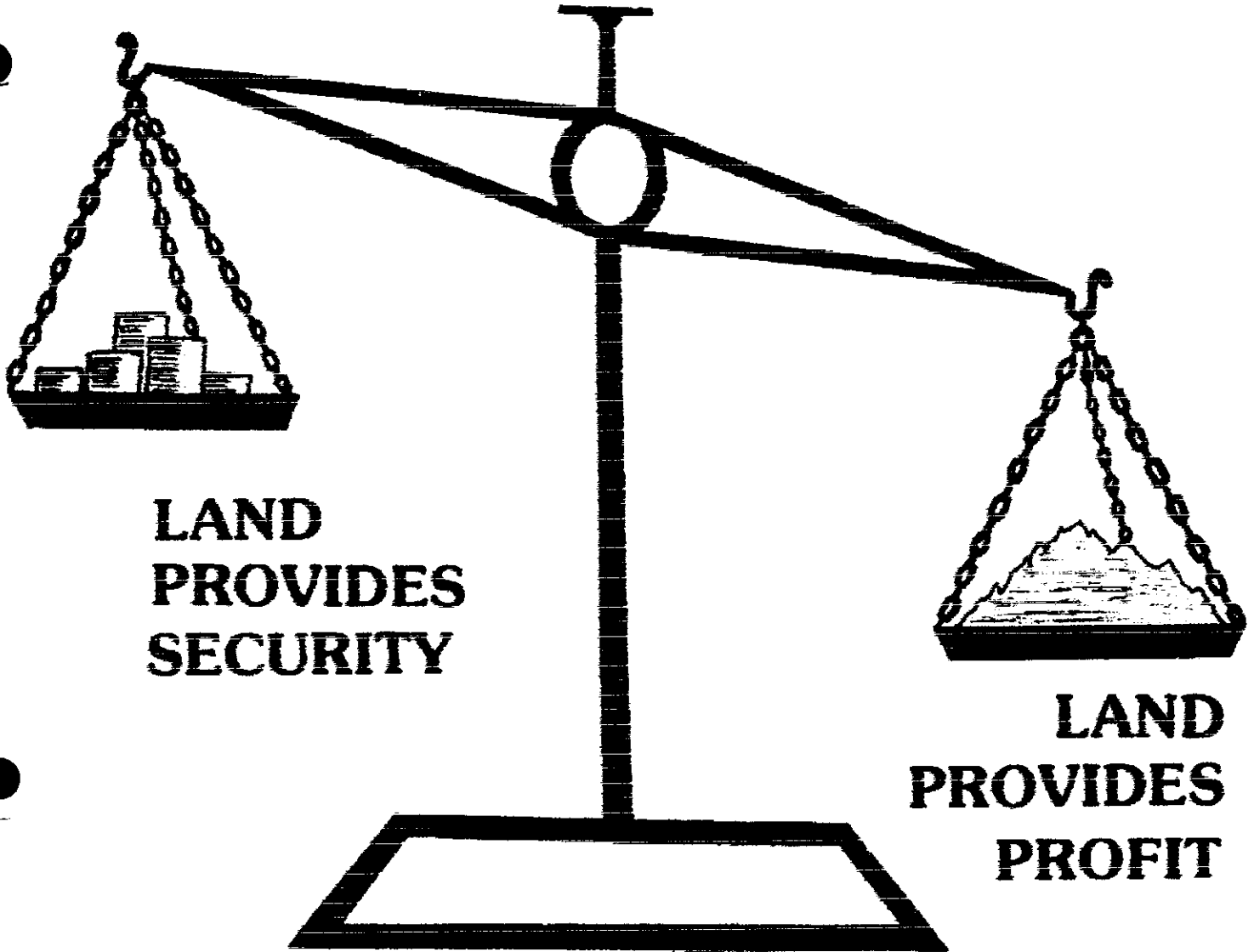
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TERMS AND CONDITIONS OF SALE
Effective March 15, 1982 - 1984?

\$17,500 is the basic price for one unit. A unit includes the following:

- one 20 acre lot
- one membership in Deer Springs Ranch Owners Association, its assets, and improvements

CASH SALE

\$14,350 - For paying cash, you will receive an 18% discount.

TERM SALE
60-MONTH UNIFORM REAL ESTATE CONTRACT

\$ 4,000 - Down Payment

\$ 250 - 60 monthly payments with interest at 12%. At the end of 60 months, there will be an approximate \$8,100 balance. Utah Properties, Inc., may extend the contract based upon an interest rate review, or Zions First National Bank may be willing to finance the unpaid balance.

The buyer is subject to the following:

Deer Springs Ranch Owners Association rules, bylaws, protective covenants and an annual assessment.

These terms are subject to change without notice



April 10, 1984

Dear Members and Friends:

Deer Springs will have special activities this year for its members as well as for strangers (see enclosed flyer). Horseback overnight trail rides and ranch-style cookouts are planned for family enjoyment and will also bring in needed income to the Association. DSROA members will receive the following 25% discount:

Trail Rides - \$45 per day
Cookouts - \$15 & \$7.50

The cookouts will be held as follows: No. 1 at Deer Springs Ranch Headquarters Friday evening - No. 2 at Camp Spring on top of the Pink Cliffs Saturday evening - No. 3 at Brown Spring on Deer Springs Ranch Lot No. 1 Sunday evening. Nonriders are welcome to drive to a cookout and enjoy the atmosphere of an evening on the trail.

Trail riders will leave Deer Springs Ranch Headquarters at 9 a.m. Saturday morning, riding north up Meadow Canyon past the trout ponds to the Pink Cliffs. The next morning the ride continues over Crawford Pass along the Ranger Pack Trail to the Old Brown Homestead. Monday morning the riders return to Deer Springs Ranch Headquarters. Smokie Courtney will be our ramrod and trail boss. We will hold space on trail rides for our members until May 1, 1984. At that time, the public will have an opportunity to book space. Make your plans now -- call for your reservations!

It's nearly election time again. Enclosed is a nomination form; please complete it and return it to us by May 15, 1984. Two directors' terms expire. They are Val Cram and Ellie Huffman. Ellie was appointed to replace Sherrill Neville as secretary. Nominations will close May 15. An election ballot will be mailed to you after the nominations are completed.

Our 1984 annual meeting will be June 30, 1984, at 6 p.m. at Ranch Headquarters. All are invited and encouraged to attend. If you have suggestions or agenda items for our annual meeting, please list them on the back of your nomination form.

We will be receiving cattle on May 15. You should let us know now if you plan to bring cattle to run with the ranch herd (for details see page 9 of the Ranch Rule Book).

See you at the Ranch,

DEER SPRINGS RANCH OWNERS ASSOCIATION

DEER SPRING RANCH OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES 5/10/84

Present: Keith and Mary Lou Hawkins, Val Cram, Benny and Joy Jordan, Nyle Willis, Dale Clarkson, Karon Jacobson, and Eleanor Huffman.

Opening prayer was led by Benny Jordan.

Minutes of the April 26 meeting were read by Eleanor Huffman, and certain portions discussed, as follows:

Re: Wage request by Smokie- he had requested that he receive \$2400 a month with no deductions, under a new contract to be written as of May 1. The secretary was told to reflect in the present minutes, that there was no quorum present at the time the contract was discussed, hence, no vote was taken at the time he was told (April 26) by those members present that a contract would be considered, and the board would try to meet and finalize the conditions of the contract in two weeks. He had requested \$1,000 and had received same, to cover his expenses from the end of April (end of present contract) to May 1.

Re: Priorities: Dale believes that Smokie has been trying to capitalize on the division of the Association and the developer, and the change of priorities. He said, the more we talk about division, the more damage we will cause; more harmony and unity will bring more progress and satisfying experiences. Dale believes we should weigh the priorities very carefully. Keith stated that he believes we need to be able to develop the ranch to a point where it is not totally dependent upon assessments, cattle, or money from the developer. He had no thought on literally separating the developer and the association; we should have a challenging, aggressive management, strong board, and regular meetings.

Val announced that he would not run for reelection to the board, and that he is terminating his employment with the Association; it is quite probable that he will move from the area. He expressed his appreciation to the board for the way they have worked with him.

Benny asked: "Should we appoint someone to fill Val's place now?" Val said that the board is the nominating committee.

Benny thereupon moved, and Nyle seconded, that we appoint Dale Clarkson to the board, to fill Val's vacancy, and the motion was carried.

Dale Clarkson then assumed the conduction of the meeting.

Nyle asked what would be the repercussions if Smokie was

discharged? A long discussion took place on Smokie's background, and actions since being employed by the Association, most of which was not commendable for the position of responsibility which his position requires. Following the discussion, Bennie moved, and Eleanor seconded, that Smokie be terminated. The vote in favor was unanimous. There was a lengthy discussion of what should be done to protect ourselves when the termination is made. Nothing was resolved to this effect.

Dale mentioned other possibilities for the position; Mr. and Mrs. Glade Owens of the Ranchos had expressed an interest in the job; they have had extensive ranch experience; Dale also said that he had approached Joy Jordan to assume the position of Ranch Manager. Dale further said that it is necessary that some one be at the Ranch seven days a week. He suggested the possibility of the Owens working full-time and the Jordans part-time. He will further pursue both of these suggestions with the persons involved.

Keith moved that a board meeting be held on a monthly basis, the second Thursday of the month, at 6:30 p.m. (Utah time) to be so designated. Bennie seconded the motion, and it was carried. Eleanor Huffman stated that she could not retain the position of secretary if monthly meetings were held, because of full-time employment, plus several other outside organizational and church commitments. Val suggested that Eleanor remain on the board, but that Karon Jacobson attend the meetings in her secretarial capacity for Deer Springs Ranch Owners Association, since she is a paid employee of the organization.

It was decided that an agenda will be sent out prior to each meeting.

Dale suggested that the board consider what special activities could be provided for guests at the ranch, such as Friday evening cookouts, etc.

Dale also stated that the board should think about what we can do to assist the budget on the ranch production; there is not enough water to plant 100 acres of alfalfa; he said there is a real risk on the cattle and steer operations. He suggested a couple of persons, (Rucker and Met Johnson) who have evinced an interest in running the cattle operation on a percentage basis; they would buy, sell, and run the operation, and would include the members' cattle too. If such an arrangement is negotiated, it would occur next spring (1985).

It was decided an "Open House" such as was held two years ago, be held on June 30--this would be the annual meeting.

Val said a check for \$3,000 had been received from Graff, and that 100 cattle would be arriving at the ranch on Monday, Tuesday and

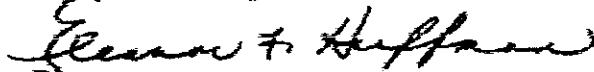
Wednesday of the following week. Branding was to take place on May 17. He further stated that he did not think the grass should be plowed when there is not sufficient water. Val said we should try to come out at the end of the year not owing money.

Joy asked if we are looking toward this turning into a commercial or a family oriented operation? Keith said he wants it to be family oriented, but would also like it to become self-supporting. Dale said we are still in our early years and that members' experiences will help determine our direction in the future.

Joy asked out of what location would she be working as ranch manager? Dale said it was his idea to have someone else living up there all of the time, and the bunkhouse would be reserved for the Jordans, with Joy to be in charge of the operation, with the other employees reporting to her. She would be able to use the office when needed.

There being no further business, Nyle moved and Benny seconded that the meeting adjourn. The motion was carried, and adjournment was at 8:25 p.m.

Respectfully submitted,


Eleanor F. Huffman
Secretary

D.S.R.O.A. MEETING

April 26, 1984

5:10 p.m.

PRESENT: Dale E. Clarkson
 Patsy W. Clarkson
 Val Cram
 Keith Hawkins
 Jim Conley
 Smokie Courtney
 Benny Jordan
 Joy Jordan

GRAFF CATTLE -- 6 months beginning May 14, 1984; will pay \$18,000
 Number of head - about 350; he may be late, if so we still get
 the \$18,000.

TAX APPEAL -- The 1982 tax appeal was dropped. Too much fight; was wiser to start this August. In today's paper it was stated that the County had formalized the Equalization Procedure. Dale reported on meeting with Jim Kessler in Salt Lake City on tax appeal. The 1982 tax appeal is too expensive (\$13,000 - \$15,000) in lawyers fees etc. to continue on. They felt Kane County would take it all the way to the Supreme Court.

OPEN HOUSE -- Review of earlier open houses in the late 70's and 1982 attendance before. It was suggested to hold one this late May. UPI will finance - to promote sales, etc.; to introduce people to Deer Springs Ranch and have a fun party for present owners.

Mr. Hawkins feels the Board's position is to improve the Ranch and they are not necessarily concerned in making sales and developing the Ranch. That is the developer's responsibility.

QUESTION: Will DSROA support itself through agriculture? #1 priority of Board is to see to it that the Ranch is productive.

Mr. Clarkson expressed his feelings of lack of continuity for past two years in contrast to earlier years when the developer was making all the decisions and in total control. He feels pressure of lack of leadership, lack of thrust. He felt in earlier years someone needs to take the ball and run whether it's DSROA or whoever. He sees some possible damage done by division of groups.

Mr. Hawkins feels something needs to be thought up or done to make Ranch independent of developer and change pasture rental program or member assessment which is insufficient.

TRAIL RIDE AND COOKOUT -- Two years with no insurance coverage on horses; the least expensive way to go was to form Kanab Trails, Inc. We have purchased tack

and horses. It is a wholly owned corporation of DSROA. Kanab Trails, Inc. has proposed biweekly cookouts on Friday nights; then a 3-day overnight trailride beginning Saturday morning through Monday morning. We are at the point of still not having enough horses for trail rides and not enough money to buy more.

The Ranch Manager will be tied up for three days. What will members be doing without him and the horses?

Hawkins is concerned with threat of losing grazing rights.

Jordans asked why we can't get fields ready to produce hay to buy our own cattle to hold over and make Ranch productive.

Smokie feels that in two years he can turn the ranch into producing a dividend instead of members assessments. Ranch hasn't been taken care of for years. He can produce 600 ton of hay, 300 head of cattle, rabbit brush out and restore buildings. He feels priority needs changing. Need equipment working daily. He can't do the job for wages he's being paid now. If it's not put into producing, we need trail rides to make his wages and a little more. He needs help, equipment, tools and more money.

QUESTION: What will Smokie need to run the Ranch? \$2,300 per month, including upkeep on the cabins. Needs a couple to help. Smokie has someone in mind that can go to work today -- an experienced hand.

Personality of help was discussed - a cattleman or a public relations man. What are our needs? People are top priority!

Smokie would like a monthly meeting and three monthly evaluation meetings with the Board. Two concerns by Clarkson:

1. of Smokie - needs more than \$1,000 per month (needs \$2,000 - \$2,400 per month and Smokie hires his help, with room and board)
2. Can Trailride be left inactive in 1984?

Smokie said he could not, even with a married couple, get the ranch into top shape in two years; and still run a trail ride for four days a week. If the trailrides start later, not this year, Smokie wants 10% off the top. Trailrides are to pay for his salary.

Smokie was invited to leave, so the board could talk freely.

Keith suggested doing away with the office space in Kanab by putting in a phone at Deer Springs Ranch for \$2,400.

QUESTION: How to make sure Smokie doesn't in a couple of months demand more or else leave?

Nyle's vote over phone -- No, against trail rides and cookouts because of too much liability. Contractor to do rides would be okay.

Val suggested he, Val, step down and his salary could help pay Smokie's wages. Val left. Discussion ensued.

DSROA MEETING -- April 26, 1984

Page 3

Keith felt that no more money should be spent for horses.

A good strong Board is the key to success. A regular board meeting once a month for evaluation and the Ranch Manager is necessary.

Smokie came back.

DECISIONS MADE: Approve \$2,400 per month wage with schedule from Smokie as to plans. State compensation.

Meeting each month.

\$2,400 a month -- 2 year contract -- monthly report -- evaluation -- work out a contract -- \$1,000.

MEETING ADJOURNED at 7:55 p.m.

2 weeks from today = Board meeting at 5:00 p.m.

MINUTES BY Patsy W. Clarkson and
Joy Jordan

Approved by: _____

Val Gram, President

DEER SPRINGS RANCH OWNERS ASSOCIATION
BOARD MEETING, JUNE 14, 1984

AGENDA

SCS LONG TERM AGREEMENT

WEED SPRAYING

BUDGET REVIEW

DEVELOPMENT SCHEDULE

HORSES

INSURANCE

MONEY MAKERS

FARM CROP

COOKOUTS

DATES

TRAIL RIDES

DSROA EQUIPMENT POLICY

ANNUAL MEETING - JUNE 30

FAMILY REUNION RENTALS

NEW MARKETING PLAN

DSROA BOARD MEETING

June 14, 1984

6:30 p.m.

PRESENT

Dale E. Clarkson, Joy Jordan, Benny Jordan, Keith Hawkins, Mary Hawkins, Ellie Huffman, Nyle Willis, Karon Jacobsen, and Steve Rich of Jacob Lake.

SAVORY GRAZING METHOD

Steve Rich spoke to the Board on forage production on ranch land using the Savory Grazing Method. His family has been in the cattle business for a long time in this area, and they have found that in order to make money on cattle that they need to run twice as many cattle as they are allotted. The Rich family installed a cell and began using the Savory Grazing Method last winter, and they have been astonished at the rate the grass grows. The Savory Method is merely a management tool to be used in rotating cattle. It begins with a water trough in the center of a pasture. The pasture is fenced with electric wire and then divided (with the same type of fence) so it is in the shape of a wagon wheel. The idea is to rotate the cattle from one cell (spoke) to the next continually throughout the year. As the cattle bite the grass, it encourages the grass to grow. If the grass is not bitten, it will only grow to a certain height and then turn brown. However, once it is bitten it stimulates the growth and the grass will grow and remain green throughout the spring and summer months. The grass is only bitten once and then the cattle are rotated to another cell. The cattle can graze year-round; but during the winter months, they will need supplemental feeding as the grass does not contain enough protein to keep them healthy. In order to get all the benefit from this program, you need to have enough cattle; and in time, you should be able to run three to five times as many cattle.

We should have advisory help before we get involved. Kim Lanny from the BLM in St. George has worked with the Rich family. There is also a school which is available for \$2,400. The fee would entitle you to return to the class for ten years for brush-up classes and to refresh your memory.

Steve Rich feels that Savory is the most cost-effective method of cattle grazing. Dale has sent for brochures.

SCS LONG-TERM AGREEMENT

A couple of men from SCS accompanied Dale and Joy to the ranch this morning to see if DSR could apply for SCS funds. We can apply in October for the next five to ten years. We could qualify for \$3,500 a year for the next ten years.

WEED SPRAYING

The milk weed in the Well Field needs to be sprayed. We can get help from the county. Either Fred Allen will spray the weeds or we can rent the equipment to do so.

The cost of spraying for rabbit and sage brush is too costly for this year. We may be able to get help from the BLM in 1986. We will get some Grasslan and Tourdon chemicals to try on some experimental plots.

BUDGET REVIEW

BUDGET REVIEW

During the first few months of the year, \$4,000 to \$5,000 more was spent than was budgeted. Due to the dry weather we have had this year, DSRGA will receive about \$3,000 less from Graff on cattle grazing. We need to think of some money making ideas as we have about an \$8,000 gap between income and expenses. At the next meeting, we will have a dollars and cents review.

DEVELOPMENT

Development will be quiet at the ranch this year. However, the schedule may change according to sales. We would like to try an electric fence in the wet meadow and rotate the cattle. There also needs to be work on water diversion by the ranch house. Dale will bring some pipe from Boulder instead of using a culvert.

HORSES

Joy has a list of 10 good riding horses we would want to keep. We have four more horses which we need to finish training for good riding horses, and we have three colts. There are six horses we would like to sell: Sha Ala, Romance, Wildfire, Wise Dance, Moon, and Jose. Keith Hawkins will trade Sha Ala to the ranch for Jughead and Patches. Benny motioned to trade the horses to Keith and Ellie seconded the motion. It was motioned and seconded to advertise and sell the horses and advertise about the cookout.

The safety of our people should be our No. 1 concern. Horses need to be matched to the rider. We cannot let people ride the young horses even though they are gentle, because we do not know who they would react in an emergency situation. These young horses need to have an intentional training program until we are satisfied that they are safe and will not spook easily.

Glady's son-in-law would like to repair the cat and receive a horse for his fee. It was suggested that we try a few things first: Pull it backwards, take the bolts out of the pony motor, Keith Hawkins will look at it when he is there next month, or Clark Lamb can look at it. We would like to try these things first before we trade for a horse.

INSURANCE

A discussion ensued on dropping our insurance and having everyone who rides sign a waiver. However, it was decided to keep the insurance. It isn't that expensive and has already been paid for the year. Dale feels it isn't worth the risk to be without insurance. It would be a good idea to have riders sign waivers just to alert them that it is a dangerous sport.

MONEY MAKERS

There are no good money making crops because of the water situation, but we may be able to make about \$10,000 on a crop. There is a Foundation Seed Program where the BLM will give us 100 pounds of seed. We would have to follow their instructions and advise and return 100 pounds of seed when it is harvested.

COOKOUTS

A cookout has been planned for every Friday night beginning June 15 at 7 p.m. at the ranch house. The cost will be \$5 per person and 40¢ per year per child up to 12 years. The menu will alternate every week between chicken and pork chops--the remainder of

Dutch Oven Potatoes (with onions and bacon)
Scones & Honey
Tossed Salad
Fruit Punch
Cobbler & Cream
(Fresh Vegetables out of the garden when available)

The cookout will be by reservation only. We will need to know by Wednesday of each week how many will attend.

TRAIL RIDES

We will not have trail rides, however, the horses will still be available for members to use at the ranch just as they have in the past.

DSROA EQUIPMENT POLICY

For those who need equipment work on their DSR lot, DSROA will operate the equipment and charge them \$6 per hour*. Keith Hawkins suggested that if someone was qualified they should be able to rent the machinery and do the work themselves. A policy needs to be worked up on the equipment and a list should be made of all the available equipment and the fee.

The snowmobiles were discussed. The ranch has six snowmobiles--four of which are basically new. They are an asset to the ranch and need to be used. We could have trail rides in the winter months or rent them out to people to take to Cedar Mountain, etc. We could even buy more and make a business out of it. More thought needs to go into the snowmobiles, because they could be a money maker for the Association.

Jeff Johnson would like for the ranch to go in on a combine and trailer with him. Our half would be \$1,750. It was felt that even though it is a good buy, it is hard to justify the cost at this time. However, if the trailer is the type that could carry Dale's new tractor, it would be well worth the investment as Dale could haul the tractor to DSR in the winter months and use it there.

Patsy Clarkson wants to have her crib returned. We need to have a couple more portable cribs to use in the cabins. Everyone will watch the yard sales and see if we can pick up a few.

ANNUAL MEETING

The annual meeting will be held June 30 at 6 p.m. at ranch headquarters. There will be a cookout (hamburgers) followed by a 30 minute business meeting. The agenda will consist of the following: Horses and horseback riding waivers, development plans, a summary of where we have been and where we are going, voting, and possibly the Indian Legend.

FAMILY REUNION RENTALS

We cannot rent prime time to members or nonmembers unless we have had a cancellation and cannot reschedule the time for members. If a family would like to rent time for a reunion, they will need to do it on a standby basis.

We also need to be careful and not overload the cabins with too many people.

MARKETING PLAN

Dale reported that we do not have enough personnel to do the marketing DSR deserves. He will try to hire someone who could travel and contact people and who could work at it full time. In order to get sales rolling, we will offer a 20% commission on the price of \$14,500.

Members who purchase another unit would have a \$2,000 discount (\$12,500). This would only be available on the first 15 sales. We may be able to make arrangements for Keith Hawkins to handle some sales in Page for a \$2,000 consultant fee. He would have to be careful not to violate any real estate laws. Dale feels that it is legal if Keith approaches people as an owner and deals on an owner/buyer relationship. This is a good year to sell, and we should be able to sell 20 units this summer. Then the other four cabins could be built immediately.

(When all lots are sold we will move to the "expanded program" and sell only memberships. Three hundred association memberships will be available at half price. We could then build 17 additional cabins and have three houseboats for use on Lake Powell.)

Dale would like to acquire the Hitson/Myers Ranch for DSR mainly because of the water.

We will do everything we can to tune up a new marketing plan and maybe by this fall have the expanded program planned.

By next summer, GCT may have a timeshare condominium operation in Kanab that could be exchanged for DSR cabin time and vice versa.

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Karon Jacobsen

DEER SPRINGS RANCH OWNERS ASSOCIATION

Board Meeting

Thursday, July 12, 1984

Minutes

Place: Utah Properties, Inc. Office

Time: 6:30 p.m.

Conducted by: President Dale E. Clarkson

Present: Board Members -- Dale E. Clarkson, Benny Jordan, Keith Hawkins and
Nyle Willis
Ranch Manager -- Joy Jordan
Patsy Clarkson and Mary Lou Hawkins

Opening Prayer: Keith Hawkins

Minutes of the Annual Meeting were read and changes made (Dale will correct them)

Election of Officers: Motions made and passed for Dale E. Clarkson to be President
and Joy Jordan to be Secretary.

Reports given by Ranch Manager on:

Cattle Status -- Ranch is running 300 head of Graff's cattle, 31 head of owners
cattle, about 40 pair or bulls are on Deer Springs Point, about
175 on Upper Crawford, 3 pair in Slide Canyon, about 10 pair in
Dry Valley, 15 in Billy Pasture, about 83 in SW Pasture and 5
in Wet Meadow. The early rains this July have started the grass
re-greening, have surprisingly filled the pond on Deer Springs
Point.

Fences -- Most of the fences have been ridden and repaired by Benny. The
South and West of the Billy Pasture still needs to be done.
There is a lot of feed in Sieler Pasture (East Fork).

Horse Riding -- People really enjoy horseback riding. Most of Glayd's time is
spent on this activity. It was decided to limit the rides to
9:00 and 11:00 in the mornings so Glayd would have time for
maintenance work in the afternoons, no riders on Fridays because
of the cabin cleaning and cookout responsibilities. No guest is
even to be put on a horse that has the slightest reputation of
unruliness. Someday we want to stable part of the riding horses
and tack in the Wet Meadow. We hope the approved release form
for people riding horses will help riders to realize possible
dangers involved.

Weed Spraying -- Fred Allen with the County Weed Control Board is going to let
Benny spray the poison milkweed and thistle in the West Field
all next week early in the mornings. Deer Springs will have to

DSROA Minutes -- July 12, 1984

- pay for the chemicals. It may be about 2 weeks before the milkweed is in full bloom.
- Cabin Use -- Family Reunions are encouraged but overloading of cabins is discouraged. Time for maintenance has to be arranged, also control of mice and termites. Joy will check with Wayne Grosz from Dixie Pest Control.
- Cookouts -- The Friday night Cookouts started on June 22. Charge is \$5.00 per adult and 40¢ per year per child.
- Finances -- We are sorely in need of more money. We have listed 6 horses for sale from \$500 to \$600 each. We are advertising the cookouts to others besides our Ranch guests. We will check on the possibility of selling a car at Deer Springs that was abandoned by the Workmans. The Workmans owe Deer Springs Ranch \$2,000 worth of leather goods.
1. A cash crop was discussed. We may want to harvest and sell crested wheat grass.
 2. A crop could be planted at Broad Hollow.
- Water sources for the well field were suggested. A sump pond above the field or below the field, a pipe line from Half-Moon Reservoir with a sprinkler system, a well to tap the large stream of water that runs under the well field and emerges in Deer Spring below the house. Joy will check on Water Witching.

Colts -- Deer Springs Ranch's policy is to keep raising colts. When people bring their horses to Deer Springs Ranch for feeding and caring for, we are not obligated to replace them if something happens to them. However, because of the unfortunate shooting of Charlene Johnson's horse, we will let her have one of our 3 spring colts.

Gary Heaton has a combine and trailer to sell for \$3,500. Jeff Johnson wants Deer Springs Ranch to go in partners with him. Board voted not to do so right now because of lack of funds.

Dirt-bike area was discussed. We cannot stop people from riding on the County roads. We will encourage them to use the Billy Pasture.

A target practicing area may be available up the canyon to the North and East above the water crossing between Broad Hollow and the Trout Ponds.

Water Rights on 12 springs still need to be proved up and the same for 24 well permits.

ERA Utah Properties, Inc. is sponsoring a Real Estate Course from August 6 through August 11. The cost is \$266.

Cattle business for Deer Springs Ranch was discussed. No money is available to stock it. Suggestion: have members donate one cow. Met Johnson will buy and sell for us but we do not have feed for them all year round.

Joy talked to Glayd about curtailing his swearing.

Adjourned at 9:10 p.m.

DSR

MINUTES OF 1984 ANNUAL MEETING HELD SATURDAY, JULY 29, 1984

Place: Deer Springs Ranch Headquarters Lawn

Time: 6:30 p.m.

Cook-out: Hamburgers, potato salad, fruit salad, watermelon, rhubarb cobbler, and lemonade were served by Ranch Hosts Gloyd ~~and Ruth~~ Owens, Penny and Joy Jordan with help from other volunteers. Penny gave blessing on food.

In Attendance: Pat and Dale Clarkson & 7 children, Penny & Joy Jordan, Gloyd and Ruth Owens, Hugh and Winnie Johnson, Val and Denny Cram plus 3 children & Nedra Baughman, Lynn and Fayon Hunt, Keith and MaryLou Hawkins, Geneva Peesley

Business Meeting Commenced about 7:30 p.m. The following items were discussed; decision made are noted.

Road from Headquarters to north gate; Part private, part PLM; Forest Service north of DSR gate. Members who were present voted against offering the road to the County again; they would rather spend more money on maintenance right now than give up the partial privacy. The road has not been locked to through traffic for at least 5 years, but we will not advertize it as a public road.

Hugh Johnson's private pond. Most members did not realize it was a private pond. The beginning of the pond was made by the Association road; Johnsons hired Lamb to make it higher. They have a private road on their property. A temporary agreement was made--Johnsons will stock the pond and have the right to put up "Privacy Signs" on their land. There is not an Association parking spot near the dam. Johnsons do not mind others feeding their geese if the others do not bring dogs to the area.

Cabin Reservations. The rule is that no reservations will be made more than ten months in advance; if dues for the year are paid by March 31, the reservation will be confirmed. Special occasional reunions requiring more advance planning may submit a request to the Board of Directors; extenuating circumstances will be taken into consideration.

Camper or Trailer Spaces. Owners desiring to use the Ranch more than their two weeks of cabin allotment have asked to bring a trailer or camper up. They may put them on their own lots. We have an area by the upper pump where water and an outside toilet are nearby; we also have a fairly flat area south of the Bunk House where water, a dump station, a restroom and shower are near by; there is also a flat area on the Johnny Brown lot. The Rule Book says that trailers should be moved every 30 days. A special spot was set up for those desiring to come and help with Ranch projects until or unless a bad problem occurs.

Help Needed List. Gathering trash; moving cattle; cutting, hauling and stacking firewood; making rock paths and patios; weeding; tree planting and watering; winding of barbed wire (gloves needed); post salvaging; gathering flat rocks for patios; cleaning up of shooting area

Dirt Bikes. Dirt bikes cannot be restricted on the County Road nor on BLM ground. On a trial basis, we will allow the roads from the cabins to be used to get to these designated areas, but not after dark.

Shooting Area. There is no shooting on, in, over, through, etc. on private or Association property. A special spot for target practicing was suggested.

Election results announced: Dale Clarkson and Ellis Huffman are the continuing Board members. President Dale Clarkson conducted the meeting.

Priorities discussed for next year or when and if there is enough money:

Stocking of Fish Ponds

New Road to Red Pond

Grading of Ranch Roads

Seed and Ground Preparation for Cash Crop

Erosion Control

Meeting adjourned about 9:00 p.m.

Correction to the Minutes of DSROA Annual Meeting Held Saturday, July 30, 1984

Hugh Johnson's private pond. Most members did not realize it was a private pond. The beginning of the pond was made by the Association road. Hugh Johnson asked for permission to hire Clark Lamb to build a higher dam and impound water. This permission was granted with the understanding that:

1. The pond would be usable by all association members like other ponds on the ranch.
2. Johnson would pay Lamb for the work.
3. DSROA would stock the pond with fish.
4. Everyone would benefit.

A temporary agreement was made -- Johnsons will stock the pond and have the right to put up "Privacy Signs" on their land. There is not an Association parking spot near the dam. Johnsons do not mind others feeding their geese if the others do not bring dogs to the area.

DEER SPRINGS RANCH OWNERS ASSOCIATION

Board Meeting

August 16, 1984

Time: 6:45 p.m.

Place: ERA Utah Properties, Inc. office

Meeting conducted by President Dale E. Clarkson

Opening prayer given by Benny Jordan

Those present were: President Dale Clarkson, Board members Keith Hawkins, Benny Jordan, and Ranch Manager Joy Jordan. Ellie Huffman and Nyle Willis were missing. (Found out later that they didn't know about the meeting).

Minutes from last month were approved.

Discussed sale of units. Hopefully quite a few sales will be made this year. Alana and Oscar (Ted) Robinson are going to be DSR sales people.

Water rights were brought up. Nothing was decided about distribution of cost of improvements, etc. All the springs and well filings have to be proved up this fall. The Johnny Brown spring is called Oak Spring.

RANCH MANAGER'S REPORT

Water Witching - Joe Jessop and Edwin Lane came to Deer Springs on Saturday, July 28. Joe water witched the Well Field, Broad Hollow, Jordan's lot, the West Field drainage and the Horse Pasture. They also looked over the feasibility of a Sump Pond below the house. Joe feels that a good Sump Pond could be made near the willows below Deer Springs, maybe with just a cat. Water is running underground in various streams clear across Broad Hollow and the Well Field. The stream about 100 feet east of the present well in the Well Field appears to be the largest. Joe feels that a new well, probably larger, could be drilled without harming the first well. His guess would be we could collect about 200 gallons per minute of water if we could collect most of the streams together. There is also a nice large stream collected together going under the Horse Pasture.

Horses - We recommend that we send some to the auction by fall if we can't sell them before then. It would help reduce the winter feed bill. Horses recommended for selling are: Liz, Moon, Wildfire, Wise Dance, Romance, and Sha-A-La. Approval was given for Mel Heaton to rent four horses plus six sets of tack until September 1.

Cattle - 175 head on top will be moved from Sieler Pasture to Lower Crawford on August 21. Cows that are in the Southwest Pasture are straying and need to be moved to Broad Hollow soon. Donny Johnson brought out more salt last Saturday. He gave "Hortense" doggie calf to Benny; we will use her to start the DSR herd. Present location of cattle: 5 in Billy Pasture, 175 in Sieler; two pair in Slide; 38 on DS Point; and 94 in Broad Hollow (all educated gusses).

Pigs - Keith, Dale, and Benny all want to buy personally a weiner pig and experiment with putting them in the Wet Meadow to eat the acorns during the winter. Joy will check into buying some.

Cookouts - The Simmons cookouts from August 5 through the 9th were a great success. They brought in \$780. We charged \$10 for adult dinners and \$5 for children's dinners and \$60 a day for 18 lunches. The personnel enjoyed doing them. We are even thinking of doing two a week next year--possibly on Friday and Monday. The rest of the cookouts have barely paid their own way, but it has been a great mixer for guests who have attended. Pop pays its own way, especially when purchased on sale. (The price of the lunch needs to be raised)

Budget - Joy does not know what is happening moneywise with the Ranch. Sometime soon Dale and Joy will meet and set up a tentative budget for next year.

Milkweed Spraying - Benny and Glayd have finished the milkweed spraying. Fred Allen has picked up the county spray unit. It will cost the Ranch about \$300 for the cost of the poison. The spraying needs to be redone next year to make sure the milkweed dies. We need to spray the West Field, the Airport, and along the roadway to the Trout Ponds again next year.

Cabins - Dirt is touching the base of the Bunkhouse, No. 2, and No. 7. It is against the walls of No. 1 and No. 3. This is a grave problem because of the invitation to termites it presents. Dixie Pest Control says we have Powder Post Beetles instead of termites in No. 2. They are planning on spraying the outside of the building. DPC man recommends that we replace dirt around buildings with cinderblocks. Dale has quite a few cinderblock at his home that he will donate to Deer Springs Ranch. Joy will pick them up and take them to the Ranch.

Crops - Joe suggested we try to bale the red topped grass just below the Wet Meadow and use it for winter feed. If we can get a good crop of clean Crested Wheat seed in the Clark Field next year, we may try to harvest and sell it. Benny is working on getting the rabbit brush cut down out of the Well Field with the brush-hog.

Fish - Jeff Johnson wants to go in with us when we order some this fall. Dale said to go ahead and spend \$500 on fish. Jeff will give us new starts of the fresh water shrimp and snails from his ponds for food for our fish. Joe Jessop will give us starts of Blue Gill Perch to act as food for the Large Mouth Bass we are going to purchase. We will give him about 40 Bass. It was decided to put the Perch and \$200 worth of Bass in the Lower Trout Pond; to put \$50 worth of Bass and some Perch in the Red Pond; to put \$125 worth of Trout in the Middle Trout Pond and \$125 worth in the Upper Trout Pond. The Trout Ponds hold about 10 acre feet of water each; each Pond has surface of one acre foot. *

Personnel - Glayd has asked to have \$50 taken out of his next pay check to pay for using the ranch pickup for the last half of August because his own car is not working. It was approved. Joy will give Glayd a list of work that needs to be done so he can choose what to do next. Wood supply needs to be cut, hauled, and stacked to Cabins 1, 2, 3, 7, 8, and Ranch House and Bunk House. Ruth is planning on working for Mrs. Burgoyne for the winter; Glayd plans to go back to Las Vegas.

Jeff Johnson was given permission to build a second pond below his present one

Expansion Program - Was discussed. Maybe by next March we will have 20 more cabins to be used with timeshare memberships; this would demand a staff expansion, horse expansion, pavillion or central cookout area. Nothing definite was decided.

Snowmobiles - Move them to town for the winter. Take them back to Deer Springs when we want to use them. Possibly rent them out during the winter. We have two black Artic Cats, two red Yamahas, and one Mercury and one old Artic Cat. We have two trailers which hold two snowmobiles each.

Round-up - Joy will call David about details. It will start October 15 and run for about three or four days. Keith and Jim would like to come and help.

*Arizona Fish Growers in Verde Valley, Arizona, will be making a trip to Utah in October. They would deliver our Bass on their way up and bring us back some Trout. The Bass will cost 55¢ each for 3-5" fish (or 454 bass). The Trout will cost \$1 each for 8-10" (or 250 trout). We need to notify them of our order by the end of September. Bass grow in warm water and trout grow in cold water.

Adjourned at 9:15 p.m.

Submitted by Joy Jordan

DEER SPRINGS RANCH OWNERS ASSOCIATION

Board Meeting

September 20, 1984

Time: 6:30 p.m.

Place: ERA Utah Properties, Inc. office

President Dale Clarkson welcomed everyone.

Those present were: Board Members Dale Clarkson, Keith Hawkins, Nyle Willis, Benny Jordan, Ellie Huffman, and Ranch Manager, Joy Jordan.

The opening prayer was given by Nyle Willis.

The minutes of the August Board meeting were read and approved.

It was agreed to change the DSROA Board meeting to the third Thursday of each month instead of the second Tuesday. The next meeting will be held on October 18.

Twelve two-bedroom cabins are being purchased from Zion National Park by DSR to complete DSR's commitment, and a little beyond, to DSROA. Three two-bedroom units will be installed at cabin sites 6, 9, and 10. Three four-bedroom units will also be installed in the following places: one in the southeast corner of the headquarters enclosure and two on the community pad site near the upper cabins.

RANCH MANAGER'S REPORT

Cattle - We will be moving the cattle from the Trout Pond area to the Crawford ponds on Friday. We will be moving the cattle from Lower Crawford up on top to Meadow Canyon on Friday. The round-up has been changed to start on October 12 instead of the 15th. Joy is planning to feed the helpers. David's four hands will be there October 12-13, 15-18. Keith and Jim will be there October 15-19. Dale recommended that we hold the cattle in the Wet Meadow and bring them to headquarters on October 15 for working, etc.

Other Animals

Horses - Sha A La is in St. George being tried out by Ronald Bracken for endurance. Wise Dane is being ridden by Joe Winsor.

Colts - They will be sold for \$250 each. Clayd would like to buy Prince. Because of the extra help with the wood and cattle by his family members, the Board voted to sell him Prince for \$100, which is to be taken out of his final pay check.

Feacocks - Dale bought three more for DSROA--two hens and one cock which gives us a total of three cocks and three hens.

Chickens - We have nine babies being raised now. We will ask Clayd to kill the old hens his fall and start with the newest ones next year. Benny will take care of the ones we keep for the winter.

Pigs - Pigs have not been bought or brought to DSR yet.

Geese - We may let the geese and the peacocks see if they can survive the winter at DSR.

Goats - The goats will stay at the ranch.

Fish - At the end of September, Joy will order \$500 worth of fish-- 454 Bass and 250 Trout. Jeff Johnson wants us to order 250 Trout for him at the same time.

We want to keep the animals out of the Cow Palace yard so the grass can grow.

We discussed the possibility of having a stable, barn, and facilities here in town in the future for winter care and for rental of horses, snowmobiles, etc. The horses may be brought to town on an overnight ride for use this winter so we won't have to feed them.

Cabins - Winterization will take place near the end of October by Clayd. Between now and then, Joy will ask Clayd to do some major repair on No. 3's living room light. No. 3 also needs a new floor.

Wood - Clayd has hauled wood to all the cabins--almost eight loads. Some still needs to be split and stacked which Clayd has plans to do. He will also haul one more load to the Ranch House and prepare it for the winter. DSROA saws are not working but have been brought to town to get repaired. The smallest one is working now. Joy will take it back to the Ranch soon from Dale's.

Gasoline - On September 11 there was 19" of gasoline in the 4,000 gallon tank at the ranch.

Finances - DSROA is very low on funds. We will wait until November to finish paying Jeff Johnson for the hay and oats which should leave us enough to pay the outstanding bills and the Owen's salary for October. Melvin Heaton owes us \$300 for use of Jose, Craig, and Ingersol for the last ten days of August. He shoed them for use of the tack.

Personnel - It was approved by the Board to rehire Ruth and Clayd for next year if they want to come back, which they have indicated they did. If we have all the new cabins ready to go next summer, we will probably have to hire a wrangler and a cabin cleaner besides. Joy and Benny will be gone the month of June. Clayd will have \$100 deducted from his check for use of the ranch pickup during September.

Annual Party - A party in late May or early June was proposed by Dale. It would be a big affair.

Dale asked all present to review part sheets for KANAB Trails, Inc. DSROA, and DSR and to make suggestions about items needing attention.

MINUTES OF DSROA BOARD MEETING HELD WED., OCTOBER 17, 1984

Welcome by President Dale E. Clarkson

Board members present: Dale Clarkson, Benny Jordan, Keith Hawkins

Others, present: Oscar Robinson, Jim Conley and Joy Jordan

Opening prayer given by Joy Jordan.

Care of animals for winter was discussed. Benny will take care of chickens that are young enough to keep another year; Gloyd will take the others and kill them to eat if he desires. Peacocks will be left at ranch. Geese will be caught and taken to Jordan's. Goats will be left at Ranch. It is reported to us that goats contract diseases before horses, therefore, it is good to run goats with horses. Horses will be left at Deer Springs until the weather looks too formidable. Dee Frost from Boulder has not come down to get Wise Dance and Wildfire yet. If he doesn't want Wise Dance, Willie John wants him. The dogie calf, Hortense, will be taken to Jordan's.

Winterizing plans for everything else were discussed. Pipes under 7 and 8 to be wrapped with insulation. Gas to be shut off in each cabin. ~~Keith ordered one ton of hay from Dale~~ The blocks of the D-4 and the tractors need to be drained. The ground valve and the tap at No. 9 need to be closed. The antifreeze supply will be checked. Black water tanks on airport are not to be filled over half full in the winter.

Six new cabins are being planned by the developer. Village Homes of Colorado City will haul and install the 12 sleeper cabins purchased from Zion Historical Society. Village Homes will pour the concrete footings and place each cabin.

~~Keith~~ ordered one ton of hay from Dale, to be brought to Kanab to feed Keith's horses here--Patches and Rusty.

Motion made and passed that Cabin No. 3 will not be used until the gas leak is fixed. We need to purchase a gas sniffer.

When the next newsletter is sent out, people need to be reminded that they are responsible for cleaning their own cabins before leaving. Cows are to be sent up here at owner's own risk. Snowmobiles will be brought to town for Oscar to repair and tune up for the winter use.

Don and Monica Stewart are being seriously considered for Host and Hostess, year-round at Deer Springs.

~~Rayne at Deer Springs~~
A pony motor for the D-4 would cost about \$2,000. A suggestion was made that if we try to trade in all the old pieces of equipment that we have and buy a new tractor

Round-up Report: We need a better way to identify owners' cattle. We will use the DS ear mark on them and spray them with fluorescent paint in the spring.

Val's pick-up has a broken axle. Gloyd will take the wheels off ~~it~~ that belong to Deer Springs and we will return the truck to Val on November 1.

Joy is to make a list of the priorities for purchases at Deer Springs. To be included on the list--four-wheel drive vehicle (\$5,500), radio system, tractor.

Rabin

Nyle reported that No. 3 needs painting.

Adjournment: 9:30 p. m.

MINUTES OF DSROA BOARD MEETING HELD NOVEMBER 15, 1984

Time: 5:30 p.m.

Place: Utah Properties Office

Conducted by Dale Clarkson

Those present were Dale Clarkson, President, Board Members Ellie Huffman, Benny Jordan, and Keith Hawkins, Ranch Manager Joy Jordan and Patsy Clarkson was present for a short while.

Opening prayer given by Ellie Huffman.

Finances:

Sherill Young sent in \$55 for cabin rental. Dale will write him a thank-you letter.

The 1983 income tax return and balance sheet was inspected.

The rough draft of the 1985 budget was discussed. Joy's wages of \$4,000 due from 1984 will be carried over into 1985; some of the costs of office space will be carried into 1985.

Camping facilities in Slide Canyon were discussed. When we have finances to develop such a project, it is a good idea.

Family Reunions are still a major drawing card for DSROA owners. We must take care not to let the facilities get ruined by over use. A large family reunion-recreation site is planned on the hill just above the trout ponds. Two cabins, each with five bedrooms and four baths, will be built from 4 Zion cabins. A covered cement patio will eventually be built between them.

Ranch Managers were discussed. Don and Monica Stewart sound awfully good. At our next meeting they will be invited to attend so the Board can meet them.

Expanded memberships were discussed. The Texas people are not in favor of them; however, we need to come up with some way to raise more operating money. Our facilities could be used more fully in the slack seasons.

Horses are at the Ranch and being fed hay about once a week. Keith's Rusty and Patches are in town. Benny is caring for Rusty's wounds and she is improving. Joe Windsor is breaking Patches for Keith.

Moon was sold to Pat Bernau. She is not happy with him. We will let her trade him back for Jose.

Vehicles are a problem. The DSROA blue pick-up was lost to Dave Shirley for storage. Claude Glazier and John Allen have pick-ups to sell. Joy is to check with the Kane County Sheriff's office about Workman's old car that was abandoned at Deer Springs. It may be that the ranch hosts or managers will need to furnish their own because people take better care of their own vehicle.

Snowmobile use was investigated. Ruby's Inn charges \$18.00/hour for the first hour, and \$14.00/hour thereafter. The Inn pays for the gas and repairs.

A seminar for ranchers is being held in Salt Lake City in December. Joy will attend.

No fish are going to be delivered this fall.

Adjournment was at 8:00 p.m. No meeting will be held in December.

Joy Jordan, Ranch Manager