

DRS Board Meeting

Agenda

Discuss DGR rental rates - no more free stays.

Summer Program

Condition of horses

Hay - ¹³60/T. at Boulder.

Cabins for this weekend for three groups Wed-Sat.
bathrooms, water, wood

Reunion agenda for visitors - Work on plans for summer reunions.
for next month

Snowmobiles - Marvin Baker to work on ours
2 Yamahas in Raha garage
+ 2 ~~Atkins~~ cats

Require deposit
Rental policy.

Newsletter

Royce Young - to do winter program?
Royce Lullupis - " "

New Board members

Equipment:

Dele: ^{mut} Mel + Royce
+ Leo

Assignments: Horses: Mel + Benny
Policy: Leo

Leo - Collections, snowmobiles - Royce

Pat + John^{+ Goff} - Reunion policy + suggestions.
Jay + Louise -

Budget

DSROA BOARD MEETING AGENDA
Monday, Jan. 18, 1988

DSROA

Conductor: Dale Clarkson

Opening Prayer: Pat Clarkson

Roll: Dale, Pat, Dipie, Jeff, Leo, Jay, Denise, John

Minutes: by Dipie

Old Business: Collections - nothing done.
Evan Callister - see suggested

Employees in 1988: Evan Callister would like to leave the work this summer.
Hoyd Webb from Mesa area also interested.

Housing for employees: Garden Cabin for Jordan & Callister
Bank House - med
Ranch House: Mickelsons

Horses: Benny & I go up occasionally to check on the animals. We went last
Friday; Jeff Johnson will throw hay out today when he goes to get his calf.
we will go up again on Friday. Do you think we need to bring them in?

Animals: The cat is dead; 3 cows are there--one of Keith Hawkins' and 2 of
ours (Jordan's). There are 24 horses--4 of Jordan's, 8 of DEC's, 2 of
Hawkins', 9 of Deer Springs, 1 of Jim Brown's.

Finances: Dues have been coming in and over \$7,000 has been paid to SBSU.
\$3,000 is still owed the bank.

Budget:

Shall we not start work until May? Karen says there are 2 sets of people
scheduled for Easter Week-end.

Forest Service. Heard nothing since Dale wrote letter telling how he
felt.

Misc. ~~the~~ American Recreation + Ranches are looking at buying all
the unsold units.

Next Meeting: 2nd Monday of Feb.

Adjournment:

MINUTES OF THE DSROA MEETING HELD JANUARY 18, 1988

Time: 7:00 am

Place: Utah Properties Office

Conducting: Dale Clarkson

Attendance: Dale, Leo, Dixie, Geneve, Joy, Pat, Joan & Jeff

Opening Prayer: Pat

Minutes: of Dec. 14, 1987 read by Dixie

Dale has talked with Evan Collister. He and his wife want to work this summer. He will put in what time he can to learn the business without pay. Leo suggested that we get with him and talk over wages and work assignment.

American Ranch & Rec. Co have visited the ranch twice and seem very interested in being the marketing arm for sales and making cluster developments on the property.

Horses were discussed at length (see agenda) of the 9 DSR horses one needs to be broken, two are colts. We need a maintenance and management program for the horses. Non-DSR horses are kept for free during the summer if they can be used for ridding and at \$20/month during the winter to pay for hay (except for Keith Hawkins who purchased one for \$1,000 but leaves it there and hardly ever uses it.)

We need to communicate more with members, especially those who don't use the ranch much - see letter.

Snowmobiles were discussed. Leo is going to see if Marvin Baker will maintain them. Plans for using DRS during the winter months need to be looked into. Cabins must be winterized. Royce Young will be invited to meet to discuss a winter program for DSR. Deposit for use of snowmobiles was suggested and charge for non-members

Dale has written letters to Forest Service asking for arbitration. There are problems in Garfield county with the Forest Service use of private land that may be used to offset some of the DSR problem.

Jeff is going to contact Mel Heaton to discuss summer activities for DSR. Pat and Joan with input from Joy will work out a program for Reunions along with charges for cabins and activities for non-members.

Dixie & Joy will finalize the budget.

DSROA AGENDA FOR Monday, February 8, 1968

Conducting: Dale Clarkson

Opening Prayer:

Roll: Leo, E. Myers, Dale, Nyle, Dixie, Roy

Minutes:

Motorcycle Retreat--May 14-15--to use all cabins. Meals. (Done)

\$5,000 Wisconsin Retreat with Andy Brown, Business Executive

Possible sale of rest of property to American Ranches, etc.

Proposed new fence on Catalina. Searching for an area for fence, and to

Forest Service Report

March 7 report
asked for revised hiking

Committee Reports

Roads 12th part of Harland part with Robin

Collections Nothing

Family Reunions - book got together #3 on Heaton's side etc

suggested that we add to it the part

Fences for DLM needs to be done this spring

Finances: bills to SRSU & the Heaton Brothers have been paid off

Callie

Personnel

Callisters--Evan & Jan still advised in new about the middle of
March

Mel Heaton

Royce Young Commercial Pickups to use Dress Spring as a base camp

Water Rights--Dixie wrote letter \$15,000 water right drilling

USM

Misc. Loan payment paid off all bills now paid

get families together things to watch
Sue's

Adjournment

Next Meeting: March 14

Feb 17

Callie
The Solvent Challenge

Roger Holland

~~DSROA~~ DSKOB

Conducting: Dale Clarkson

Opening Prayer: Jolene

Roll: Dale, Steven, Joy, Jolene & Jeff Nicholson, Nyle & Dixie & Leo came in about 7:45.

Minutes:

Advantage for Wilderness Retreat with other large companies.
Motorcycle Retreat--May 14-15--to use all cabins. Meals. (50.00). Editors of "Preparedness" - pamphlets - video, etc. Cook-outs "Cycle World"

Possible sale of rest of property to American Ranches, Recreation Company.
Doesn't look like it will happen

Forest Service Report - latest letter: need to pay fine before March 1.
Current offer should arrive by Feb. 17.

Committee Reports
Roads - Dale White will come to work on work-subs in April & May
Collections - nothing done
Family Reunions - Packet completed by Pat, Jolene & Joy

Fences - SW fence needs
Finances: bills to SBSU & the Heaton Brothers have been paid off

Personnel

Callisters - Evan & Jan

Mel Heaton - Probably won't be at DSR.

Royce Young - would like to do a commercial hiking package in Southern Utah.

Water Rights - Dixie wrote letter to Dr. Reels.

Cottman would like to drill wells in exchange for DSR Unit

Misc. Telephone people interested in bringing phone to DSR.

Looked at sides on dangers to America - survival packet.
Everything could shut down - ^{Russian yard} drop electronic blanket; nuclear fallout not problem.

Adjournment 8:45 a.m.

Next Meeting: March 14

7:00 p.m. Monday night, Feb. 8

Pay dues.

Dixie Green

MINUTES OF THE DSRCA BOARD MEETING HELD FEBRUARY 8, 1988
(by Dixie Green)

(I was late)

Attendance: Leo, Geneve, Dixie, Nyle, Dale, Joy, Jeff Mickelson

Discussed use of Deer Springs for a wilderness retreat with hot showers for business executives. A firm that tests the new motorcycles they make, wants to use it for this purpose, May 14 and 15. They are willing to pay \$5,000.

Proposals from American Ranches have been unrealistic. If we have seminars on Deer Springs, we want to invite them.

Dale has asked the Forest Service for a revised billing.

The lower roads are usually clear for grading the first part of April.

Nothing has been done on collections.

A packet to sell for \$3 was put together on family reunions. Dale suggested we add to it and sell it for \$10.

Fencing for BLM needs to be done this spring.

The bank loan and bills to the Heaton Brothers have been paid.

Evan & Jan Callister are still anxious to work for us. They will be in the area about the middle of March.

Royce Young would like to use Deer Springs as a base camp for commercial hiking.

Dale invited us to come back at 7:00 P.M. to watch a video called "The Soviet Challenge." We may want to stress survival to get some sales.

DSROA BOARD MEETING AGENDA
Monday, February 27, 1988

Conducting: Dale Clarkson

Opening Prayer:

Roll:

Minutes:

Forest Service Problem

Refrigerator--\$400 to Oscar Judd for used one that is similar to the one in
No. 6.

New supplies for cabins purchased: Cookware, paper supplies, linen; 1 saddle.

Employees for 1988

Penny and Wendell--build SW fence, move beds, etc. Pay them \$50/day ?

Hire Tim Kilby for one month to finish up some of the carpenter work?
His pay is \$12/hour with his equipment.

Terry Alderman to finish what he started.

Jan and Evan Callister--

Zona Wright to help with the catering for the Motorcycle people.

Mel Heaton--probably only occasionally for trips. Rent his equipment?

Wendell Hoyt to help on week-ends and during the Motorcycle get-a-way for
\$50/day to be paid back to us for his fee and extra cows at Deer Springs. He has
6 there right now. He is going to work over the tack.

We still need griddles, a couple of bedspreads, mattress covers and so forth.

Family Reunion packet.

Cattle

Misc.

Next Meeting:

MINUTES OF THE DSROA MEETING HELD FEBRUARY 29, 1988

Time: 7:00 am

Place: Utah Properties Office

Conducting: Dale Clarkson

Attendance: Dale, Nyle, Dixie, Oscar, Joy, Pat

Opening Prayer: Nyle

The problem with the Forest Service was reviewed. They have turned everything over to an attorney who wasn't at all cooperative when Dale talked to him but said that he would consider an offer. It was decided that we will send a letter by way of an attorney, probably Kirk Heaton, stating that we feel we owe them nothing but will pay \$5,000 and no more just to get them off our back.

The reunion packets are available for \$3.

Survival ideas were discussed. We may put together some material but individual members must realize that they will have to do their own.

Items on agenda were reviewed. Joy was told to go ahead with them

MINUTES OF THE DSROA MEETING HELD MARCH 21, 1968

Time: 7:00 am

Place: Utah Properties Office

Conducting: Dale Clarkson

Attendance: Dale, Myle, Dixie, Oscar, Joy, Joan

Opening Prayer: Dixie

Dale sent the Forest Service a 25 page presentation of the case and offered \$5,000 for settlement with a copy to Hansen, Garn and Hatch. We are waiting for a reply.

Mel will not be working full time but will help on occasion if needed. He will rent his kitchen and dutch ovens for \$25/day and his wagon if we want to use it.

11 horses are outfitted and ready for use.

Having someone work out a masterplan for facilities was considered. Joan is doing some, college students have done feasibility studies free. Rick Dustin wants to.

Roads are in bad shape. How to repair them was discussed. Clark Lamb will be contacted for repair work and Dale White will be called.

Use of the garden cabin was discussed. It will probably be used for the staff and the kitchen for catering.

Possibility of bunkhouse being turned into ad quick market with tee shirts, hats and picnic supplies was discussed.

Evan Callister wants \$12,000 / yr next year when he plans to work full time. He plans to work free this year (4 days between each 10 day work period with Government). His wife will be with us full time. They will stay in the ranch house.

Budget has been finished. The income from the motorcycle group was included in it. Changes in wages will be made since Mel will not be with us.

Joan mentioned two snowmobile groups that would like to use the cabins during next winter.

MINUTES OF DSROA BOARD MEETING HELD March 21, 1988 (Monday)

Time: 7:00 A.M.

Place: NFI Office

Conducted by: Dale E. Clarkson

In Attendance: Dixie, Dale, Oscar, Pat, JoAnn, Joy and Nyle.

Opening Prayer: Oscar Robinson

(notes by Joy)

Dale suggested that future growth should be planned by probably JoAnn. He would like her to take over his responsibilities with Deer Springs Ranch. Roads were discussed. Dale will contact Clark Lamb about repairing the major road problems. (DSR will pay for the work done for the use of the unsold units.)

Mel Heaton will rent his kitchen to us for \$25/day. Evan will help for free when he is off for his 4 days in a row after his 10 days of working. (Evan came out every night after work and helped in the evenings with trail rides and other emergencies that came up like refrigerators not working, no water to cabins, etc.)

Joy will get a county permit to build the porches on the Garden Cabin. Since Mel isn't going to be working at DSR, we will use part of his budgeted wages to pay Tim Kilby to do some of the needed cabin repairs this summer.

Dale sent a 25-page letter to the Forest Service offering to pay \$5,000 fine-- even though we don't feel we owe it.

Wendell Hoyt has been working on repairing DSROA tack. He has spent much time and money in exchange for having 2 head of cattle at DSR this spring. He has repaired saddle blankets and saddles with supplies provided by DSROA and the Jordans and the Hoyts. He made 2 new saddle blankets for our high-withered horses. We need to pick up a saddle fender or skirt that is at the Clarkson residence.

We will be selling Tee-shirts and hats (if we can get some made). It was suggested that the Punk House be turned into a quick-market. Joy is not too much in favor of that; she thinks the Cow Palace is still adequate for a linen room AND a mercantile.

"Roughing it Easy" is the very appropriate new slogan that JoAnn has come up with for Deer Springs.

Dixie will make a chart of the water rights and who should probably be connected to each one.

Budget discussed.

Adjournment: 8:30 A.M.

Submitted by Joy Jordan

USRUA BOARD MEETING AGENDA
Monday, April 23, 1988 6:55 a. m.

Conducting: Dale Clarkson

Opening Prayer:

Roll: Joy, Dixie, Nyle, Geneve, Oscar, John, Pat, Dale, Leo. 9:15-10

Minutes: of March 21 (by Dixie)

~~Roads~~ Forest Service - 7 shirts, hats \$15,000 due now; will settle for \$9,200.00. *to estimate 9:15-10
to be on the property*

Leo ~~Special Assessment~~ Special Assessment of \$30 to pay for bill. *to for. Du.*
Nyle & letter of explanation ~~due now~~ due Aug. 15.

2nd. Passed.
Battle: 200 pair will be coming from Graff on May 13 & 14.
We must submit a copy of the lease agreement between Mr. Graff and Dale before that date. We must have the southwest fence finished by June 15; this week-end was too wet to work on it; the first half mile is finished as is the gate in the very corner; from here on in, it is "by foot" to carry the posts, wire, etc. Benny, Evan, Wendell and Jerry worked on it two weeks ago.

Cabins--The Garden Cabin has had a porch and balcony built on the south side of it by Tim Kilby; he is also re-plumbing the Bunk House; he will finish up the plumbing, the railing on the balcony stairs, and the siding on the east side of the Garden Cabin. Then he will stop. Doug Bauer is coming today to install the rest of the kitchen cabinets in the S.C.

Catering--We fed and housed 5 men from Cycle World this past week. Geneve, Jan, Evan and I did it. Benny came out and helped on Friday after they left. We turned over \$720 to Karan; the food cost about \$150. We still have some left to help with the next time. Jim Hansen wants to rent a big tent, tables and chairs from Houston's for May 12-15. It will not affect our charges.

young ~~Man~~ wants work breaking horses, etc.

Approve a budget -

Misc. Chuck Lamb will come & eat this coming Thursday.

Next Meeting:

Adjournment:

MINUTES OF THE DSROA MEETING HELD April 25, 1988

Time: 7:00 am

Place: Utah Properties Office

Conducting: Dale Clarkson

Attendance: Dale, Leo, Nyle, Oscar, Geneve, Dixie, Joy, Pat,
Joan

Opening Prayer: Pat

The Forest Service has said that they will accept \$10,000, acknowledge that we should have been billed on 80% and waive interest and fees. 20% off would be \$9,200 and there is a question on whether the statute of limitations has run out on the 1980 period. The attorney in Salt Lake wants us to fight it but the board decided that we don't want to do that.

There is no money in the budget to cover the expense but Leo proposed that we make a special assessment of \$50 to members with a letter of explanation and a due date of August 15, 1988. It was seconded by Nyle and the board approved.

Clark Lamb will start blading the roads on Thursday.

Motor Cyclists (see agenda) had a good time. They may bring more people than they planned at first but they will have two motor homes. They asked if we had tee shirts.

Joan is looking into the ordering of tee shirts. She mentioned ordering 500. We decided that some of the profit from the Motor Cycle group could be used to pay for them. Suggested sale price was \$10.

The Callisters seem to be working out well. Joy needs all the help she can get in May.

The budget was discussed and ways to cut back on expenses - charge for horses, no fish, have people bring their own laundry or rent it - but nothing was settled.

The horses need to be cleaned out. There was a motion, which carried, to get rid of everything that wasn't rideable.

We need a written lease agreement between Graff and Deer Springs on file at BLM to graze cattle. It was suggested that we get a statement in writing from BLM that such a lease is approved. Evan Callister told Joy that he would help write it.

Prayer - Jesus Christ

● Present - Daps for one minute.

Dele, Pat, Jo Ann, Joy

Jesus & Love

For Six, - Neil Kaplan told me some news about the 7-year
statute of limitations for sexual abuse. It
can be extended.

Resolutions: 1. out his intentions

Money should be used only for this purpose.

Some of the roads have recently been graded.

● Coverage - the Ranch - Dele feels uncomfortable
about us being at the Ranch ^{at} any time.

May 2, 1988

DSR0A

W. L. ...

~~Dear ...~~

... problem. In the past Deer Springs Ranch has consisted of 8,000 acres of private 20-acre parcels (300, minus 100 that are sold), 2,000 acres of jointly owned property, buildings, corrals and water sources, plus 30,000 acres of BLM grazing land, plus 9,000 acres of Forest Service grazing.

The 9,000 acres of Forest Service grazing is now gone. Management tried hard to save it for DSR0A but it did not work.

One Forest Service rule is that if you take non-use for more than two years, you lose the permit. DSR0A has no access to winter grazing. One year management bought calves in the spring, grazed them during the summer and sold them in the fall at a loss of \$10,000. We have not dared to try that with DSR0A members' money. For years other ranchers have leased cattle and run them on the private and federal land feed, then sold them back to the lessee. DSR0A did the same. Another Forest Service rule says you cannot sell them back to the same person for two years. (This rule does not apply to BLM grazing.) DSR0A did this for about ten years, the same as other ranchers, and sold them back to the lessee in the fall. The Forest Service had knowledge of the arrangement and told us verbally that if the cattle carried the Deer Springs Brand we would be all right. However, the powers that be decided to use DSR0A as an example to stop this practice, so in 1985, cited us for violation without any forwarding.

We have been fined \$12,000, plus \$3,000 interest. Through negotiation and over two years of intense labor and time spent in and out of courts, the Forest Service has now agreed to settle for \$9,200 if we pay right away.

There is not money in the budget for such an item. The options are (1) a large scale costly legal fight that we may not win, or (2) let the bill go to continue to build up interest and a lien against the property, or (3) pay it. We as a Board feel it necessary to take care of this problem now and to protect the interest of our association members.

The Board's Committee has voted

Therefore, ~~it is necessary~~ to assess each lot a one-time assessment of \$50 to cover this Forest Service charge. The sooner it comes, the better, but we must have it by August 15, 1988.

large

~~We are sorry that such a thing happened, but it was not predictable.~~

Sincerely,

DSR0A
DSR0A ~~Members~~

MINUTES OF DSRCA BOARD MEETING HELD Monday, June 6, 1988

Time: 7:00 A.M.

Place: UPI Office

Opening Prayer: Geneve Beesley

Conducted by: Dale Clarkson

In Attendance: Dixie Green, Oscar Robinson, Leo Weber, Geneve Beesley, Joy Jordan, Evan Callister, Dale & Pat Clarkson, JoAnn C. Mickelson, Dale & Marie White.

A letter from the Forest Service is here agreeing to a settlement of \$9,200. \$5,000 is due June 1 and \$4,200 due next year at 7 3/8 % interest. Motion was made by Oscar and passed by all Board Members (again) to pay for Forest Service bill. An assessment of \$50/lot will go out to the members with a letter of explanation. The assessment money is to be used for nothing but the Forest Service bill. Copy of letter of explanation is attached. (It did not go out with the assessment.)

Evan and Jan Callister were introduced and welcomed. (Jan was not in attendance.)

Open House discussed. DSR will host, June 11. Chicken lunch will be served at Powell Point and a Burger Fry at night will be served at Headquarters. The Annual Meeting and Elections were set for June 25 which doesn't leave much time to get a notice out. A work day for all members desiring to help will be scheduled in the morning and afternoon. The Annual Meeting will be held at 5:00 p.m. on the Ranch House lawn and a hamburger cook-out will follow.

Cattle: 207 have arrived from Graff. The fences are being repaired ahead of the cattle. The lease agreement between DSRCA and E.J. Graff that Joy worked out with Paul Chapman of the BLM and Evan Callister was re-written by Dale C. and submitted to Graff for his signature. We need a copy of it to the BLM by June 10 before we can move the cattle on to BLM property.

Other topics discussed were: Making a shooting range in the West Field in a week; Cabin needs; use of the Garden Cabin--JoAnn will be using it to house & serve prospective buyers, volunteer & extra help will be housed in it, guests of the help will be able to use it, overflow cabin vacants can use it, or it can be rented out when opportunity arrives, the kitchen will be used for catering requests.

Water Rights were discussed. Dale White says that Pipe Line water is nasty and drying up. Therefore, it is not worth our time and money to fight the Forest Service over its use even though we are supposed to have a right to it.

JoAnn will follow up on a fish spawning arrangement with the State of Utah for small-mouth bass in some of our ponds.

Our cabins are worth \$350,000. Brillo Rider is not working if we need extra help.

Roads have not been done by Clark Lamb yet. Evan C. said timing is very important along with necessary moisture. The ranch's eventual goal is to get our own grader.

Dale White suggested we explain in a newsletter the needs and growth of the Ranch. The DSRCA insurance for liability, fire insurance & horse liability is costing us \$6,000 but is a necessity. Dale White offered to make a video to show people about ranch safety when they first arrive. Dixie thanked him & the Board accepted his offer.

Adjournment 8:15 AM

Submitted by Joy Jordan

DSX

MINUTES OF ANNUAL MEETING
OF
DEER SPRINGS RANCH OWNERS ASSOCIATION
25 June 1988

(taken by Joy Jordan)

Attached to these minutes are copies of the notification letter that went out on June 3 and the ballot sheet which contained the changes desired to be made in the Ranch Rules and Bylaws along with a ballot for voting for the Board Members. Geneve Beesley did not run. Candidates were: Dale E. Clarkson, Oscar Robinson, JoAnn Clarkson Michelsen, Karon Jacobsen.

The meeting was held at 5:00 p.m. on Saturday, June 25, 1988 on the lawn at the Ranch House at Deer Springs Ranch Headquarters.

Meeting conducted by President Dale Clarkson.

Those in attendance were: Dale Clarkson, Patsy Clarkson, Oscar Robinson, Alana Robinson, Nyle Willis, Dean Clarkson, Karon Jacobsen, Scott Winters, Joy Jordan, Pam Weber, Leo Weber, David Miller, Sally Miller, Rhonda Maxfield, Orin Maxfield, Jeff Michelsen, JoAnn Michelsen, Jan Callister, Evan Callister, Benny Jordan, Nellie Hoyt, Hugh Johnson, Winnie Johnson. Total = 12 voting families.

Amendment regarding ATCs restricted to certain areas but not out-lawed from DSR property: 14 for and 21 against, until those present voted, then it was 44 for and 21 against. Amendment passed.

Voting results were: Dale 30, Karon 29, JoAnn 29, Oscar 29. All four candidates that were running were elected to the 7-man board. Nyle Willis, Dixie Green and Leo Weber are hold-overs.

Scott Winters commented on the beauty of the Ranch. He said the original plan suggested by Teresa and himself was "Adopt a Cabin," not "Adopt an Improvement" as it came out in a newsletter. The Winters would like to see incentives of cash credit on annual dues be given; the labor for repairing or fixing up a cabin would be donated but the cash expended for materials would be given toward the annual dues. Board members felt that "Adopt an Improvement" or "Adopt a Cabin" is excellent idea but that cash flow is needed too badly to allow credit on dues.

We now have liability on Ranch and on horses, which we haven't had for two years. Members can not sue themselves; members are responsible for their guests.

Suggestion made that we have athletic equipment available for rental at Headquarters. We have a softball and bat, 2 inner tubes, volleyball standards, net and ball.

There are fossil beds on the ranch on the east side of the road just south of the Meadow gate. in Slide Canyon and at the Johnny Brown area.

Suggested that we make a map of things to do and pass it out to guests. We have lists of suggested activities on hand now. We need more maps with details. Also suggested that rock monuments would be fun to build at the top of a trail. Those who start them should leave a can containing a note and pencil for others who achieve the same goal.

Bass are going to be put in the lowest Trout Pond and in the lowest Slide Canyon Pond. The state of Utah is doing it and will harvest from our ponds for planting in Lake Powell. We must not let anyone fish those ponds for two years and then there should be plenty small-mouth bass for us and for the State.

Other fun activities were discussed: Lion Hunts, Radio phones, selling associate memberships, power for Deer Springs for \$40,000--not foreseen in the near future.

A suggestion to get employees another summer came from Jeff Michelson: BYU has a class that sends out its students to learn Recreational Sports Directing.

Water Rights: (I had to leave to fix the dinner.)

Adjourned about 7:00 p.m. Hamburger fry was served to everyone.

DSROA MEETING
AUGUST 11, 1988

Opening prayer was given by Karon Jacobsen.

Those present were: Dale & Pat Clarkson, Oscar Robinson, Karon Jacobsen, Nyle Willis, Leo Weber, Dixie Green.

The Bass program was finalized last Wednesday. The lower trout pond will be posted "No Angling".

The following cabin conditions were reported:

The toilet in #3 runs all of the time.
Cabin #10 roof leaks.
There is a gas smell in the ranch house.
The hot water heater in #6 will not stay lit.
The kitchens in the cabins are poorly stocked. Dale suggested that families bring their extra dishes, etc., to restock the kitchens. Oscar suggested that we watch the yard sales. Leo suggested that the cabins be inventoried this fall to see what we have and what we need.

The following officers were elected:

President: Leo Weber
Vice President: Oscar Robinson
Secretary: Karon Jacobsen

The following assignments were made:

Nyle will be in charge of finances. Everyone on the board will be able to sign the checks and two signatures will be required.

JoAnn and Oscar will be in charge of physical facilities. We need a job description for each employee and a maintenance and upkeep list. Are the Callisters going to stay. They want to be paid during the winter. The water needs to be proved up on, we need some money making projects, and some programs.

Dale will be our consultant.

Karon will handle reservations and the office.

Deer Hunt - Bill Brown wants permits for landowners on the Paunsaugunt area. Landowners can sell permits. Oscar recommended that we lease the ranch to Bill Brown and sell permits. It was agreed.

Leo will follow up and get more information on girls camp in Crawford Canyon.

DSROA MEETING
AUGUST 18, 1988

The opening prayer was offered by Oscar Robinson.

The following were present: Leo Weber, Dale & Pat Clarkson, Karon Jacobsen, Oscar Robinson, Dixie Green, JoAnn Michelsen.

It was decided that people will not be allowed to work off their assessment. JoAnn made the motion, and Dixie seconded it. We owe Wendel Hoyt \$570 for gas and oil. Wendell will write us a check for his assessment and we will trade checks for reimbursement of expenses. Ask Wendel how much. (\$40 a month for cattle - \$340 March - October).

Any financial decisions or hiring of people must be made through the board.

Jan and Evan Callister were hired as part time, but they are working as much as the Jordans are. Leo is impressed with their ability to plan, organize, and carry out. We will hire them for \$12,000 a year or \$1,500 a month for eight months. It was motioned and seconded to hire the Callisters for next year. Leo will talk to them and will draw up a contract. Oscar motioned and Nyle seconded to pay Benny and Joy for the time that they were gone.

JoAnn wants to be paid for the two weeks that she worked at the ranch while Benny and Joy were gone. JoAnn was there for 15 days including Sunday. Oscar motioned and Karon seconded for \$400.

We need to get a list of items we will need for next year. Joy and Benny have loaned a lot of items to the ranch. We need to inventory our equipment.

Oscar, Bill Brown, and Larry Shurtliff for the deer hunt. DSR only drew one permit.

We may have 12 hunters on the ranch, and DSROA will let the hunters hunt for \$500 each which would come to \$6,000. This would include our \$1,000 for the one permit we drew.

We feel that approximately \$6,600 will still come in this year for assessments. Leo will call everyone who owes over \$1,000. The other board members will call the members who are past due as of this year.

DSROA owns 12 horses but only eight are being used. JoAnn will sell the four we don't use. Nyle motioned and Oscar seconded.

We will pay half of the Petrolane bill and half of the laundry bill now.

Our next meeting will be held on August 29 at 7 a.m.

DSROA MEETING
AUGUST 29, 1988

The opening prayer was given by JoAnn Michelsen. The following were present: Dale Clarkson, Leo Weber, Oscar Robinson, Karon Jacobsen, JoAnn Michelsen, Dixie Green, Pat Clarkson, and Nyle Willis.

We reported on the phone calls to collect the dues. We will cancel the interest on the past due accounts if they will pay in full. From now on we need to contact the members at the end of each year when they do not pay. Motioned by Karon and seconded by Dixie.

Leo talked with Jan and Evan and they feel that they cannot do the work for \$12,000 a year, but they will do it for \$18,000. We will pay them \$16,000 a year plus \$200 a month for their vehicles and will pay for their gas. The car allowance will only be paid when their vehicles are used. We will also hire a young girl and a young man. All people hired will be approved through the board. Jan and Evan will receive \$16,000 a year (\$1,000 each for eight months--March thru October).

The International needs a tune up that will cost about \$200.

Tim Kilby will be taking his backhoe to Deer Springs to do some work for Joy. Do we want him to do \$100 worth of work on the ranch? Talk to him and see if we can delay payment until January or February.

The roundup will be September 29, 30, and October 1 this year.

We will charge a \$500 trespass fee per person for hunting on the ranch.

The ranch hose roof needs to be repaired. Three men will redo the roof in exchange for unbroken horses. They will do it on September 9, 1988. The roof on #10 leaks on the center seam. Dale will check on the material that we already have (the material that belongs to DSR).

DSROA has four horses that need to be sold—a 3 year old mare and three colts—three of these will go to the roofers.

DSROA has six tame, rideable horses and two colts.

Benny and Joy Jordan will leave two horses and they want to sell Cinamon. There are 15 unrideable horses at the ranch that belong to members, and there are six rideable horses that belong to members. We will send a letter to all owners who have horses at the ranch (Keith Hawkins, Wendel Hoyt, Jordans, Dale Clarkson, and Jim Brown) and ask them to have them off the ranch by October 1. We need to keep the number of horses only to usable horses. Ask Evan which horses he wants to keep.

We need a new battery for the pump in the well field. Leo will donate a new DieHard from Sears. It is a new battery but it tipped over and some of the acid ran out.

JoAnn Shannon will trade her labor for a horse. It is her idea. Leo motioned and Oscar seconded that she can have a horse but no money. She can clean cabins and stain the decks.

The government is trying to get of grazing around the national parks. We need to write a letter to our congressmen. Dale volunteered to write the letter and all of our names will be included.

Our next meeting will be held on September 12, 1988 at 7 a.m. We will discuss water rights, the round-up, and closing the ranch down. Evan and Jan will be invited to come.

DSROA MEETING
SEPTEMBER 12, 1968

Leo Weber, Oscar Robinson, Dale Clarkson, Pat Clarkson, Nyle Willis, Karon Jacobsen, Dixie Green, and Evan Callister were present.

The roof on the ranch house is finished. Cabins 7 and 8 need to be done on the west side next year, #4 will need to be reroofed on the south side in about two years, #10 leaks on the center seam, and #6 and #9 may also leak.

The hunting party has fallen through. The tag must be used on private property, and the tags have been selling for \$100 to \$750. For the regular hunt on 10-22 a resident license is \$22 and a nonresident license is \$102. Some men explored the ranch for a week and felt that there were not enough deer.

Evan will close the upper cabins by October 7. He found a gas leak in #4. There was a hole in the flex tubing and he will be able to fix it. There is about 20% propane in Cabins 1 and 3. Cabin #4 has a bad valve and Petrolane will need to check it out.

We will subtract the interest from Moss and send him a new bill telling him that this is what he owes per his telephone conversation with Oscar and please pay as promised. Karon will write to Marga Faller and Mike Freeman. Steve Etheredge will pay this years dues and will make arrangements for payments on the balance. Art Tisdall objected to DSR paying Childress' dues as an offset against the payment to the Limited Partners. Leo will call Richard Childress, and we will follow up with a letter. Leo is still working with Billy Terrel.

The bank account is in the hole \$500 and we have used the \$1,275 in the Forest Service account. We will send out a letter and a new assessment notice to try and collect some more money. Karon and Dixie will work on the letter.

Leo is going to Phoenix Monday and will be gone for a week.

Evan will talk to a man about doing some work now and waiting until January or February for payment. The dyke at the Slide Canyon Pond needs to be rebuilt. It will take about one day's work and will cost about \$1,000. The dyke is low on one side and has a couple of seeps. We could lose the pond this spring if it is not repaired.

Half Moon needs to be cleaned out. It will take about a days work and will cost about \$800. If it can be cleaned out to about four feet we should have enough water to irrigate through June. Dale suggested that we put a larger reservoir in the vicinity of Half Moon and irrigate the West Well Field.

The culvert in Slide Canyon needs a major repair job. It may be cheaper to make a bypass road than to install a new culvert. The roads in Slide Canyon need to be redone next spring.

The dyke at the BLM pond needs repairing, but it will not require any major equipment. Evan will haul rocks to make a spill way, and we may need a small backhoe for an hour or two.

The trash dumps need to be covered up. It would only take about an hour with a large cat.

We need to purchase about ten ton of hay for the horses this winter. We can but it from Jeff Johnson. The horses need to be off the ranch soon. Wendell will take care of his six cows at the ranch this winter and feed them hay.

Evan will go to the ranch about once a week during the winter to check on things.

A policy needs to be made about private locked gates. We need to have a common key which will fit all gates and only put gates at key locations which we could use to lock up the ranch. We will work on the gates this fall. The people who want a gate can help contribute to the cost. Evan will work on the gates.

The next meeting will be held on September 26, 1988.

DSROA BOARD MEETING
September 26, 1988

Those present: Leo, Oscar, Evan, Dixie, Nyle, Dale, Karon

Evan reported on the following:

We will need about 10-12 ton of hay for the horses this year. Oscar will check with Jeff Johnson to see what his price is and if he can deliver that much to the ranch.

The cabins are running low on propane. The following is a list of how much gas they now have: #1-12%; #2-34%; #3-18%; #4-0%; #6-50%; #7-30%; #8-40%; #9-52%; #10-60%; Bunk House-35%; Garden Cabin-34%; Ranch House-64%.

Evan will be working on the mountain paving the roads from October 1 to about November 1 and will not be available to be at the ranch to winterize. Benny and Joy will be leaving on October 1.

There is a problem with mice, and we need to put decon in each cabin.

Jan will wash the drapes and curtains and bedspreads now so they can be clean for spring. She will wash some at home and take some to the laundry.

The refrigerator in the Garden Cabin is not working (the white one). Do we want to fix it or buy a new one?

Benny wants to sell Cinnamon for \$300.

We need to haul some wood to the cabins; we have a wood permit.

One of Evan's relatives has a used rear tine tiller for sale for \$250. It was decided that DSRDA will buy the tiller after January.

The Round-up will begin on September 28.

Evan will bring the chain saws in, and Oscar will try to fix them.

Evan can get us 100 free Mexican Locust plants to plant in the wash by the garbage dump. These plants work well for erosion control, but they are sticky and may do more harm than good.

Evan doesn't know yet if he can arrange for the heavy equipment to do some work at the ranch.

The Lower trout pond is low and may have a leak. Evan will look at it and determine what needs to be done. We may need to use some bentonite on the inside of the pond around the outlet if it has a leak.

Oscar has not been able to sell the deer permit. The reason may be that it can only be used on private property. Oscar offered to buy the permit for \$50 and to winterize the upper cabins, haul wood to the upper cabins, and work on the chain saws.

Marvin Baker fixed one snowmobile. We have three that are usable. We should probably leave one at the ranch and have the other two in town.

We need to study the cabin reservation policy and the fee structure.

If they don't pay their dues, then DSROA may be able to take their lot.

Dixie Green has offered to loan some money to DSROA at 8% interest. We will borrow \$5,000, and there will be another \$3,000 available if we need it.

Our next meeting will be at 7 a.m. on October 10, 1988.



September 27, 1988

30 East Center • Kanab, Utah 84741

Bureau of Land Management
Kanab, Utah
84741

Dear B.L.M. Personnel:

May I, Joy Jordan, Manager of Deer Springs Ranch for the past five years, thank you for the cooperation, assistance and understanding your staff has given to us on the Deer Springs Allotment.

The one mile of new fencing on the southwest corner of the Allotment was finished by our people in the spring of 1988. Thank you for your patience, after you were able to get the supplies. A government man who helped with the project said it would have cost around \$9,000 if that stretch had been let out on bid.

Thank you also for helping us to improve our pasturage by burning the sagebrush and juniper in the bottom of Slide Canyon the summer of 1987. Even though it was quite a financial burden to us at that particular time, we are happy to have the 400 newly-seeded acres. The drill you loaned to us was returned November 11, 1987 by Mel Heaton. Besides the seed you supplied we used about 400 lbs. of our own Crested wheat seed and 10 lbs. of four-wing saltbrush. Paul Chapman assures me that it will look more like grass next year.

Especially do we appreciate the consolidation of Deer Spring grazing lands in 1988 so that Meadow Canyon is well-managed, even though other areas are counted on a higher per cent basis than before.

We also thank you for the loan of the water tank for use on Deer Springs Point this summer. It was returned to your office on Saturday, September 24, to our knowledge, in good shape. May we please borrow it again next year?

We are hoping that if the grass has a good year, you will let us increase our AUMs to regain some of the 600 AUMs we have been decreased in the past few years.

Evann Callister, phone No. 7144, is the new BLM Manager. I'm certain you will enjoy working with him and with Mr. Clarkson, our developer.

As per our phone call two months ago, the excess wire from the southwest fence will be used to restore the fence around the BLM Pond east of Headquarters, next year.

It's been a pleasure to work with and learn from your field men.

Sincerely,

Joy R. Jordan
DSROA Manager



DSROA BOARD MEETING
October 10, 1988

Those present: Leo, Dixie, Dale, Pat, Nyle, Karon, Evan, Oscar

Opening Prayer - Leo

Evan reported on the following:

12 ton of hay will be delivered by Jeff Johnson at \$80 per ton

Benny is taking all of his colts off the ranch but leaving three rideable horses for the ranch to use. Evan doesn't recommend that we buy Cinnamon until we have used for her a while and see how she works out.

The dyke on the bass pond needs to be repaired this winter. Leo said he would call Clark Lamb and see what can be done.

Leaf Spring needs to be turned off and the windmill at Half Moon Reservoir needs to be turned off. The windmill can be wired and locked up so it cannot turn. If this is done, the rod won't have to be taken off.

There are still 30 cows out. If we can locate the cows, Graff's men will come in and get them.

Oscar will winterize the upper cabins October 18 and 19 and will take a pickup load of wood to each of the upper cabins.

The chickens, ducks, cats, and rabbits need to be removed before winter.

The couch and chair in #3 need to be replaced as the fabric has rotted. We also need to replace the drapes in #1, and we should plan to replace the drapes in the other cabins. We could do this by doing one cabin a year.

Karon reported that she had ordered Article of Faith cards for Benny and Joy as a going away gift. Geneve Beesley will have a pot luck dinner at her home for the Benny and Joy and the Board.

Alex Bonahm asked permission to camp on the BLM by the ranch house with his son during the deer hunt.

We decided to send another \$2,000 to the Forest Service as payment on the fine.

We discussed taking legal action or placing a Notice of Interest on lots with unpaid assessments.

Dale talked about RCI timeshare exchange with Deer Springs Ranch.

Our next meeting will be held at 7 a.m. on October 17

DSROA BOARD MEETING
October 17, 1988

Those present: Leo, Oscar, Dale, Nyle, Karon, Evan

Opening Prayer - Karon

Graff still has about 10-12 cows out. They may be with Heaton's cattle and will probably be found when he rounds his cows up. There are still some members' cows at the ranch, but they should be picked up soon.

Evan Callister reported that the ranch needs a four to six horse stock trailer to help with hauling horses and cattle. We may be able to buy one for \$2,500 to \$3,000. We discussed purchasing one with either a tongue or a 5th wheel and felt that a tongue would be able to be used with more types of vehicles.

Evan said that we also need to buy a pack saddle that could be used for carrying posts to fix fences. Sometimes the men have to hike into an area and carry the posts themselves.

There are some mountain lions on the ranch.

We will need more help at the ranch from May to September. Michelle Allen's parents are looking for work and are experienced in ranch work. However, they probably need year-round employment. We will need additional help to clean the cabins and wrangle horseback rides. Wendel Hoyt will work on the weekends during the summer (probably twice a month) for \$25 a weekend plus his gas expense.

Nyle reported that the doors to Cabins 5 and 5A were open. Oscar is going to the ranch today and will lock them while he is there. He is also going to haul wood to the upper cabins while he is at DSR during the deer hunt.

Oscar turned in \$300. He has charged three men \$300 each to hunt on the ranch. They have purchased their tags from the Heaton's. We hope to collect \$800 to \$900 from these hunters.

Oscar is leaving today to go to the ranch and will put up signs for the deer hunt--"Hunting by permission only" and "Gates will be locked during the hunt". He will also contact Cliff Helms and notify him that the gates will be locked.

We have seven locks (and should invest in more) that are keyed the same. This is the key that is sent to the members with their ownership packet. These locks should be used on all the gates so that the members have access to the ranch. There will be a cable put across the Slide Canyon road, the Broad Hollow road, and the iron gate will be locked.

Oscar will also keep Evan updated on what decisions the board makes.

Evan also mentioned that it is hard to keep the cattle off of the forest, but they monitor them.

We may need to meet on a Saturday afternoon to go over the rule book and make changes

the next meeting will be on November 7 at 7:00

**DSROA MEETING
NOVEMBER 7, 1968**

The following were present: Leo Weber, Oscar Robinson, Nyle Willis, Evan and Jan Callister, Dale Clarkson, Karon Jacobsen.

Evan will turn the water off this coming weekend at the lower cabins. He will also call Jeff Johnson for the rest of the hay.

The man that did the roof on the ranch house in exchange for a horse does not want the horse now.

Dale needs to buy more hay for his horses. Jim Brown will pay for the keep of his horse at \$20 per month. We need to go over prices of keep for horses and livestock. We need a contingent plan if it snows heavy so the horses can be moved to town. Oscar Robinson has a three acre lot in Kanab that we can use and Leo has one acre.

Evan proposed that we hire the Terwilligers for next summer. They would work June, July, and August at \$500 each per month. Carol could also work in May and September. They would work for ten days on and then have four days off. They would work every other weekend and use the suburban. Their wages would total \$4,000.

Evan would like to have Wendel and Nellie work two weekends a month - \$25-\$50 plus ten gallons of gas for five months equals a maximum of \$500.

Scott Winter would like to work one weekend a month for six months for a total of \$300. The \$4,000 for Terwilligers, \$500 for Wendel Hoyt, and \$300 for Scott Winter totals \$4,800 for summer help.

It will take about \$250 to get the International in top shape.

Cabins 7 and 8 will be available during the winter. The linnen will be in the closet and water will be available at the outside tap only. Leo does not want people to use the ranch in the winter. He thinks it should be available for emergency use only.

The upstairs sliding glass door on Cabin #8 needs to be replaced.

Someone needs to contact Cycle World to see if they want to come back to the ranch next spring.

The cat has been to the ranch to work on the ponds and the reservoirs--Half Moon, Lower Slide pond (where the Bass are).

We need to change our attitude on colts and get more money for them. We need to plan the breeding and taking Dale's paint stallion up there. We need to get rid of the unrideable or unusable horses. The horses need to be an asset.

Kim Huffman was irritated at the gate at George Strain's property. Oscar recommended that we put main gates at Slide Canyon and Broad Hollow, have a gate policy, and have master keys for all members.

The property taxes are about 300% over priced and someone needs to go to work on them. The 20 acre parcels are valued at \$13,000 which is too high. The roll back taxes on Lot 87 are \$607. The 20 acre parcel has a smaller value than the membership

Jerry Larrabee is a good tax man; he helped us with the protest in 1962.

JoAnn Michelsen and Dixie Green need to be replaced on the board.

The next meeting will be held on November 13, 1988.

DSROA BOARD MEETING
November 14, 1988

Those present: Leo, Evan, Dale, Karon, Pat, Dixie

Evan reported that there is no drawing on the water system for the Garden Cabin. The Garden Cabin is on the Ranch House water line. The compressor that is used to blow out the water pipes works and is in good shape. The Ranch House has been winterized, and we need about five or six more gallons of antifreeze to finish winterizing everything.

Dale asked if we could make better use of the ranch during the winter by using Cabins 7 and 8 and the Bunk House. Sale suggested that we call Val Cram and have explain the water system--drains, pipes, valves, etc. to Evan or Dale will go to the ranch with Evan to work on water and on the horses. Leo would also like to go.

Evan and Jan will be gone from December 11 to December 31. Clark Lamb's son wants to stay in 7 & 8 during Christmas.

Evan will go through the keys and get them in order and see which keys we need duplicates of. Joy turned in her keys, but what happened to Benneys?

We need to have a woodstove in the Garden Cabin. The propane heaters don't heat the whole thing. They warm up the bedrooms, but they use a lot of gas. Leo knows of a woodstove for sale and will check it out.

Dale called the man who had the team of Clydesdale horses and talked to him about the price. He said that his price is \$2,500 or trade for time at DSR or maybe Mexico or Hawaii. He has a 12 year old mare who is very gentle and a 9 year old gelding. The wagon has rubber tires on it.

The ranch is a terrific place to snowmobile and is untapped as a resource.

We need to prepare the budget and get it out to the members by the end of the year.

We need to work on cabin use and overloading the cabins with tents, motorhomes, etc.

We need to have a policy for nonmember rentals, a policy on the use of the horses, and one for catering. We need to receive a deposit on the catering.

There should be activities scheduled on a weekly basis.

The members need to fill out a check list and turn it in when they check out along with the key. The check list would be a cleaning list.

We should have a store and stock it with items like blistek, flash lights, batteries, pop, etc. We should look for good sales prices and stock the store good.

Jan and Evan will work on preparing an evaluation sheet on the store and activities.

The fishing was discussed. We thought that the ranch could buy and supply fish hooks without barbs so the people can fish and throw them back without killing them. Dale has an article on a catch and release program. There will be a limit of ten fish per cabin.

Owners cattle can be at the ranch between May and October. If they stay beyond October, there will a charge for the use of the range - \$10 to \$20 per animal unit per month.

Karon, Nyle, and Leo will work on the budget.

We discussed the Ranch and Farm Book on timeshare. Dixie didn't see anything pertaining to DSR in the book.

Evan will go over the equipment, supplies, tools and will make a list of what we need.

The next meeting will be November 21.

11-28-88

Dear Board

I'll move my horses from the ranch this week and I offset my 1988 assessment or part of them against the money the company owes me in an itemized bill and note that can be considered at your next meeting.

The Board now has good leadership so I tender my resignation, and will help as I can.

It's a great project and I'm sure others will want to help.

Bob E. Anderson

Deer Spring Ranch

Board of Directors

Leo Weber, President:

Because of my move to Brem
Utah that will make it difficult for
me to attend Board meetings:

I hereby submit my resignation
from the Deer Springs Ranch Owners
Association Board as of December,
1988.

I will be available through mail
to share any research that I have
studied in the past few months.

I have enjoyed being a part of
the changes that have come about
in the last few months.

John C. Michelsen

CABINS -- Rental Policy

The goal and objective of the cabin rental policy is to maximize cabin use during idle time, provide supplemental income to the Association, and reduce the annual assessments. There is usually vacant time during the spring and fall months that has not been requested by members. This time can be rented out to produce needed revenue for the Association. **HOWEVER, DURING PRIME TIME, ALL TIME WILL BE RESERVED FOR MEMBERS.**

1. Members wishing additional time in the cabins may rent from the Association during the idle months. A 25% discount will be allowed all members. See the rental schedule below.

2. If you choose to let someone else use your time, you are responsible for any damage that may occur. Please notify the office if another party will be using your reservation and give us their name, address, and phone number.

3. Rental reservations for idle time can be confirmed 60 days in advance.

CABIN NO.	BEDROOMS	BATHROOMS	SLEEPS	RENTAL PRICE PER DAY	RENTAL PRICE PER WEEK	RENTAL PRICE PER DAY FOR MEMBERS	RENTAL PRICE PER WEEK FOR MEMBERS
1	4	2	12	\$58	1400	\$43	\$300
2	3	1	8	\$36	\$250	\$28	\$198
3	5	1	10	\$50	\$350	\$38	\$263
4	2	1	6	\$29	\$200	\$22	\$150
7	3	1	6	\$36	\$250	\$28	\$198
8	3	1	8	\$36	\$250	\$28	\$198

Rate set by Deer Springs Ranch Owners Association Board of Directors - March, 1982 (Price is subject to change without notice.)

CABINS

Reservations and Use

- Each member is entitled to two cabin weeks per membership in any calendar year. Part weeks are considered as a full week.
- You may reserve one cabin for two weeks, or two cabins for one week, or one week in the summer and one week in the winter.
- Reservations will be accepted on a first-come first-serve basis no more than ten months in advance. It will be up to the member to contact the office to make reservations. We will not mail out reservation forms.
- A confirmation form will be mailed as soon as the annual assessment is paid in full. If assessments are not paid by March 31, reservations will be cancelled.
- If cabin time is not used by the end of the calendar year, it will be dropped.
- Cabin time will be forfeited if a cancellation is made within 60 days of the arrival date and the cabin cannot be rescheduled.
- Cabins are equipped and furnished to accommodate six to 12 people depending on the size of the cabin. *Please don't overload the cabins.*
- A weekly reservation begins at 4 p.m. on Friday and ends at 10 a.m. on the following Friday.
- The cabins are locked. Please check in and out at Ranch Headquarters and also at the Kanab office.
- The Ranch Manager cannot be at Ranch Headquarters at all times. Therefore, please check the bulletin board for messages.
- When members have used their cabin time but want additional time, they should contact the office. Cabin time may be available on a rental basis.
- Members may give or rent their cabin time to others (see the Cabin Rental Policy).
- Water is very costly. Do not waste it.
- There are no stores or gas stations for 40 miles, so plan accordingly.
- Do not transfer items from one cabin to another.
- When leaving:
 - Leave the cabin as clean as you found it.
 - Leave all pilot lights on.
 - Place the soiled linens in a plastic bag and return

them to Ranch Headquarters.

- Close all windows
 - Lock the cabin and return the key to Ranch Headquarters
17. Staff responsibilities:
- Remove the garbage and trash
 - Inventory after each cabin use
 - Place fresh linens in the cabins
 - Furnish the firewood

CAMPING

Camping areas are provided for your enjoyment. Check with our ranch staff to find the best location. Members who want to camp are welcome to stay in one camping spot no longer than 30 days. Remember the *Outdoor Code*: "Leave it a little better than you found it." A camper dump station is available at Ranch Headquarters.

DAMAGE

In all fairness, damage should be paid for by the one that does the damage. Keep in mind that you are responsible. This is your Ranch, and you should treat it as such.

FIRE

Fires in remote areas are extremely dangerous. The nearest fire department is 40 to 50 miles away or approximately 90 minutes time. Please follow the guidelines listed below:

1. Most fires are started by carelessness--parents don't let your children play with matches. **YOU ARE RESPONSIBLE.**
2. Report all fires to Ranch Headquarters immediately.
3. Never leave a fire unattended outside or inside.
4. Each structure should have a fire extinguisher. If not, report it to Ranch Headquarters.
5. Do not overstoke fires in the cabin stoves.

FIREWOOD

The Bureau of Land Management and the Dixie National Forest issue free permits for firewood. Each member must first obtain a firewood permit from the government office.

DEER SPRINGS RANCH OWNERS ASSOCIATION Agenda

November 21, 1988

CABIN RENTAL - Non Members:

HORSEBACK RIDES:

Submit Proposal For Point system + Coupons

CATERING:

Clean up sheet
Fish

DSROA MEETING
NOVEMBER 21, 1988

The opening prayer was offered by Oscar Robinson. Leo, Nyle, Oscar, JoAnn, Dale, Karon, and Evan were present.

We discussed the cabin rental policy and decided that the rules would be the same for nonmembers as for members. The ranch manager needs to be aware of the people who are on the ranch. We will send out a cost sheet and registration form for each reservation. Due to overloading of the cabins, there will be a \$3 charge for those who are 7 years old and older for every person using the cabin who exceeds the cabin capacity. No pets are allowed in the cabins. For those who take their pets they must remain outside and must be cleaned up after. Pet food and food scraps attract mice, snakes, and skunks.

The following will be sent out in a newsletter:

Supervised one hour horseback rides will be given on a reservation basis. Nonmembers using members' time will be charged \$2 per hour. Longer rides can be scheduled at \$6 an hour. For example, cattle drives. We need to upgrade our tack and this may be a way to do it. We also need to check with Kay Barton about the insurance.

Catering will be available on a limited basis. The office needs to be contacted for special arrangements. Houstons will cater and so will Rick Abbot. We may be able to use them. The food needs to be paid for in advance.

Antifreeze is very high. Members using the ranch during the winter should bring their own antifreeze.

We felt that we should either raise the maintenance fee or charge everyone who uses the ranch a fee.

The dyke and reservoir work that was done was a gift from Evan to the Ranch. We did not have to pay for it.

Our next meeting will be held on Monday, November 28, at 7a.m.

DSROA MEETING
NOVEMBER 28, 1990 88

Evan and Jan will prepare a clean up and evaluation sheet so people can have a check list to use as they clean up the cabin and make notes as to what needs to be repaired. People need to be aware that when they throw food out for the animals that it attracts mice, snakes, and skunks.

We cannot use benrinite in the Bass ponds until the Bass get bigger. Oscar will make a sign that says "Private Fishing - Members Only - Limit 3 fish per person or 10 fish per cabin per week". People need to be aware of the catch and release program. They cannot fish in the lower ponds as the Bass belong to the Department of Wildlife Resources.

Members are entitled to bring two head of cattle to the ranch to graze from May 15 to October 1. Cattle that are there longer than this will be charged \$10 per AUM (a part of a month will be counted as one month). One horse counts as two cows unless the horses are being used by the ranch. If the horses are not usable by the Association, there will be a charge to feed them from October 1 to May 1 of \$20 per month for supplemental feed or \$30 per month for full time feeding. The ranch will not be responsible for loss or vet charges.

Karon will contact Cycle World and see if they would like to come back to DSR.

We will pay Jan \$400 for Novembet. Dixie Green will lend us \$1,200 to pay the taxes, and she needs to be paid back by February.

Dale and JoAnn have resigned and Karon is not an owner. Everyone felt that Dale has been a real good asset and want him to stay on the board. They hope that there are no bad feelings. Dale has had some great ideas and has been appreciated.

There are 15 to 17 horses at the ranch. We need to consider raising horses to sell. We now have six rideable horses and should have ten. We have enough tack for ten horses and we can get by next summer with what we have.

Evan will call Val to talk to him about the water system. The lower tanks are dry and all drains have been opened. We need to have water available.

The following is a list of other members in the area that could be considered to be on the board to replace Dale, JoAnn, and Karon:

Conne Lord, Thoïs Chatterly, Billy Terril, Marlin Brown, Geneve Beesley, Ellie Huffman, and Clark Lamb.

Items to discuss at the next meeting will be: Ranch activities, store items, and board members.

**DSROA MEETING
DECEMBER 5, 1988**

Oscar gave the opening prayer. The following board members were present:
Leo, Nyle, Oscar, Dixie, Evan, Karon.

We voted for Roy Mackelprang for the ASC.

The new board members we would like to ask to serve on the board are:
Nellie Hoyt - Oscar will ask Nellie
Fayon Hunt - Leo will ask Fayon
Scott Winter - Leo will ask
Thois Chatterly - Leo will ask

Dale Clarkson presented the board with a bill for the Garden Cabin that
DSR paid for. It was for a total of \$18,970.42.

Nyle will talk to Kirk Heaton about filing liens on units where the assessments
are delinquent.

We will have two signatures on the checks. Leo, Nyle, Karon, and Oscar can
sign on the account. We will pay our bills regularly.

We need a new door for the Garden Cabin to the balcony. We need an insulated
glass sliding door that is six or five feet.

The pump house needs to be secured perhaps with a fence.

We worked on the budget. Nyle will redo it and we will go over it again at our
next meeting.

Evan will be leaving next Monday and won't be back until after Christmas.

Wendel Hoyt will keep an eye on the ranch while Evan is gone.

Our next meeting will be December 12.

DSROA MEETING
DECEMBER 12, 1988

The openign prayer was offered by Leo Weber.

The new board members are Nellie Hoyt - Secretary, Fayon Hunt, and Thoie Chatterly. These new members are replacing Dale Clarkson, JoAnn Michelen, and Karon Jacobsen.

We reviewed the new policies and will write a letter to the members explaining them.

Nyle and Oscar talked to Kirk Heaton about liening DSR lot with unpaid assessments. Kirk Heaton wants to look at the original contract the members signed. He thinks that the lots are lienable, but he needs to establish if it is legal first. Then we can take them to small claims court.

We reviewed the budget, signed new signature cards, and went over the Cleaning and Evaluation Sheet that Jan and Evan prepared.

Leo will talk to Dale about the Garden Cabin.

Leo, Oscar, Dixie, Nellie, Fayon, and Karon were present.