

**DSROA BOARD MEETING  
AGENDA  
JUNE 21, 1995**

*Laron R...*  
*Fury & ...*

1. New marketing video - Dale White

2. Judy Sherod

1. There is a lot of emotional stress between the Becksteads and Judy. *+ Too many horses*
2. Judy won't listen to Vance. She has told him that she will not take orders from anyone who is younger than some of her children.
3. She has a tent set up behind the bunkhouse, I suppose for family and friends. She also uses the cabins occasionally without permission.
4. She has about 26 horses on the ranch--broodmares, colts, yearlings, stallions.

5. DSROA has agreed to use 10 horses.
6. We will shoe 10 horses three times @ \$30 per horse \$ 900
7. We will feed 10 horses 1 ton of hay during winter 1,000
8. Judy receives housing and utilities \$250 x 12 3,000
9. Judy receives a \$50 truck and a \$50 gas allowance for six months. 600
10. She has a place to keep 10 to 16 extra horses for 12 months.
11. She want \$1,000 per month for salary for six months 6,000
12. She wants \$1,000 per month for the use of 10 horses and equipment for six months. She will deduct \$200 per month for her other horses pasture for six months. 4,800  
\$11,300

*Judy feed ...*

3. Ranch Horses

April, Princess, Crickett (large pony), Pumpkin (small pony), Arab, Fancy, Prince, Johanssons 2 older horses. *L. Main ...*

3. Horse Insurance

Worldwide Outfitters from SLC - insures the person who is giving the rides. Employees change then we have to qualify again. For 500 rides per year, the cost is about \$1,600.

4. Bylaws

Amend to provide proxies. water right of 1/2 acre foot per lot, delete #11 - Certain Vehicles Prohibited, give the Board power to collect assessments (liens, interest, foreclosure).

5. Finances

6. Great Western Trail *Go back for Forest Service Property*  
*as we return, probably could be done*

7. Separate membership from land. One member has two lots and would like to turn one membership back to the Association. *Not sure how much would need to pay the association.*

Is there any advantage for DSROA to have this membership? *Maybe it would have the right to work at that*

Fayon Hunt and Billy Terrel turned their membership in, but DSROA had two lots that did not have membership.

8. Roads - Budgeted \$2,000 for roads this year. Dale is trying to talk to Clark Lamb about doing them.

ROGER MANASSE  
234 CANON DR.  
SANTA BARBARA, CA 93105  
PH. 805-587 4434

June 18, 1995

Mr. Dale Clarkson, President DSROA  
30 East Center  
Kanab  
Utah 84741

Dear Dale,

As you know, we are the owners of two DSROA memberships, the second of which we purchased only reluctantly. As the facilities at the ranch have expanded, so has the yearly membership fee from \$50 per year to \$350 per year, and climbing (?). Our yearly cost is now \$700/yr, an amount which has become burdensome for members who have never used these facilities and are unlikely to use them in the foreseeable future.

I believe DSROA should be commended for building such fine facilities for the use of its participating members. We have made a good faith effort to rent our cabin time through advertising and the brochure/tape material on Deer Springs, but without any success. Our cabin time has been placed in the rental pool for the past several years, but the return offsets only a very small portion of our yearly fee.

I do respectfully request that this situation, which I believe is an inequity, be brought to the attention of the DSROA directors. I am sure there must be several other DSROA members who find themselves in the same situation as ourselves. I ask that the officers/directors institute changes to reduce fees charged to members who do not use the facilities. This loss of income could be offset by charging a very modest fee for the use of the cabins/facilities.

Best wishes to you and DSROA for a successful year.

Yours truly,

*Roger Manasse*

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Roger Manasse

cc: Art Tisdall

**DSROA ANNUAL MEETING**  
**JUNE 24, 1995**

The following were present: Dale, Patsy, and Daniel Clarkson; Nellie and Wendel Hoyt; Terry Alderman; Ben Clarkson; Karon Jacobsen; George and Sadie Strain; Judy Sherod; James Gerwig; George Hall; Vance and Diane Beckstead; Joe and Candy Bosze; Alan and Anita Moorhead; Rick Willis; and Val Cram (he went to the hospital).

Dale Clarkson conducted the meeting. Dale mentioned some of the nice improvements which have been made in the last year or so. The county road has and is being improved. Dale said that the present county commissioners have said that they will not pave the rest of the road. They said it is more expensive to maintain a paved road than it is to maintain a gravel road. Dale feels we need to encourage them to pave the road as we have several families living at the ranch year 'round, and we deserve some consideration.

We used to pay about \$500 a year in property taxes. When the lots were sold, they increased the taxes, and we tried to get them lowered. The county assessor says that when a lot is sold it goes off the greenbelt and the new owner pays the regular tax amount. Dale says that the taxes have always been too high, and we are taxed above the market value of the land. The unsold units used to all be on greenbelt and were taxed at about \$1 each while the sold units were taxed at about \$100 each. Last year they raised the taxes on the unsold lots so now all lots are taxed the same. Between the unsold lots, members lots, and DSROA, we pay about \$32,000 in taxes each year to Kane County. Dale entered a protest, and he feels that the most we should be paying on our DSR property is \$65 to \$75 per lot. We protested officially last fall, but we have not had a hearing yet. Can anyone help or does anyone have any ideas on someone who has been successful in protesting property taxes? We were successful in getting the property taxes lowered about \$25 two years ago.

We discussed the paving of the road again. Jim Gerwig suggested that we approach the county with the idea of paving the roads because of the tourism that takes place on the back roads instead of paving the roads just for DSR. Joe Bose said it will strengthen the county's case of higher taxes if we want the road paved. George Strain suggested that we work on the taxes first and get them lowered and then work on getting the road paved.

Dale reported on the rental pool. We have good participation from the members, but Dale felt that a return of \$29 wasn't good enough for a week or \$58 for two weeks. Loel Thometz, a DSROA member, rents out his time each year for about \$400 per week. A group from Texas used their two weeks one year in a charity auction, and it went for \$4,000. Some members may think it is wrong to rent out unused time, but rentals provide a good income for the ranch. Dale asked if DSROA should do a colored brochure to use for rentals. Diane Beckstead said that the ranch is usually quite full for two and a half months, but so much of the time available is under utilized. We need to encourage the members to come other than the summer months. Diane and Vance prepared a survey about rentals, and this is what they found out:

1. 2/3's said, No rentals--only members allowed.
2. 1/3 said, Rent the time out, but members get priority.
3. 1/3 said, Encourage income through rentals.

Roger Manasee, an initial member, wrote a letter that Dale read to the group. A copy of his letter is attached. He suggested reducing the fees to members

who do not use their time and charge an additional fee for those who use the cabins, etc. Vance suggested something that Dale has said for years. He said that if we can sell all of the lots it will increase our budget and lower the fees for everyone else. We should rent cabins out on an availability basis. The people who rent cabins just love it! George Strain said, "It's worth a \$1 a day to have heaven". Someone suggested that either we charge more points or charge additional money for use of the cabins during the summertime months. Dale mentioned that the point system is good but is still needs work.

Everyone felt that it was a good move to get the telephone and the grader. Vance said that it is almost impossible to find tires for the grader because they don't make them anymore. George Strain said he would look in Vegas and see if there are any available. The new paint at headquarters and some of the cabins looks great. We have also had some cabins reroofed.

Dale White has produced a wonderful new sales video. We talked about making it available to all members for \$10 a copy.

We have not had any insurance on the horseback rides for two years. We had a couple of bids—one for \$6,000 and one for \$2,500. We are currently waiting for a bid from Worldwide Outfitter and Guides Association. They base their premium on the person who does the rides and how many rides we do. We use a liability waiver, but it really isn't worth the paper it is written on. Jim Gerwig suggested putting the insurance in a separate corporation so that the liability would not be on DSROA.

We talked about the budget. Vance and Diane have managed the budget very well and it has been very effective. We feel very good about our financial situation this year.

The next item on the agenda was the Great Western Trail which will go right through the middle of the ranch. The Great Western Trail runs from Canada to Mexico and mostly goes through federal land. There is a sign just on the other side of the iron gate that identifies that road as part of the Great Western Trail. This is a nonmotorized trail for horseback riding, hiking, and mountain biking. This could be a great asset to the ranch if it is used right. We could have trespass and intrusion from one point or it could be a good asset from another point. Should we encourage it or fight it? Nellie wondered if the government could condemn our road. Jim Gerwig said that someone like the Sierra Club may want to expand the Dixie National Forest because this area is too pretty for private ownership and they would take it away from us. There could be some definite advantages in trading access for all of the forest grazing we lost on Crawford, Pipeline, and Meadow Canyon. Sadie Strain said that the people who travel the Appalachian Trail seem to be nice. Wendel Hoyt said he likes to come to the ranch to get away from people, and he would not like to have a bunch of people traveling through the ranch. We will need to get more ideas and think about it.

The Forest Services wants to reestablish the Old Government Pack Trail which would go through Pipeline Canyon, Meadow Canyon, and Crawford Canyon.

It was brought up again that we need to be more diligent in finding ways to increase our finances so we can lower the assessments. The current assessment of \$350 has been adequate, but it doesn't get us any plush items.

Candy Bosze asked how we are doing in collecting past due assessments. Dale reported that, in general, past due assessments are in pretty good shape.

The next item we discussed was the deer hunt. We contracted to sell our landowner deer tags to U. S. Outfitters for \$2,500 each (3 tags--1995, 1996, 1998). After these tags are used, we may be able to sell our tags for up to \$5,000. The reason for this is because the Paunsaugunt is where the #1 trophy bucks in the nation are found. In the past we have charged a \$300 trespass fee to hunt on our private land or government land if they had to travel on our private roads.

Someone brought up the question of building permits--some people do what they want to do and do not get a permit, and others want to go according to the law and get a building permit.

George Strain said that Vance and Diane and Judy are doing a fantastic job and everyone agreed.

Jim Gerwig has three culverts to donate for the road that goes to his lot at the top of Pipeline. He said he would donate the culverts if the ranch would put them in. Vance said that would be great, and he would install them. Dale White has also donated a culvert for the road that goes to his lot.

Since Joy Jordan has resigned from the Board of Directors, the following were nominated to be voted on to take her place: Rick Willis, Judy Sherod, and Joe Bosze.

Terry Alderman, Nellie Hoyt, and Karon Jacobsen counted the ballots.

95 votes for Karon Jacobsen  
92 votes for Dale Clarkson  
92 votes for Ben Clarkson  
66 votes for Nellie Hoyt  
61 votes for Terry Alderman  
57 votes for Val Cram  
36 votes for Rick Willis

**ELECTED  
BOARD MEMBERS**

7 votes for Judy Sherod  
5 votes for Tom Massengale  
2 votes for Joe Bosze  
2 votes for Dale White  
2 votes for Frank Leonesio  
1 vote for Thois Chatterley  
1 vote for Norm Nash  
1 vote for Joel Hancock  
1 vote for Joy Jordan  
1 vote for George Strain

Submitted by Karon Jacobsen, Secretary

Dale Clarkson, Terry Alderman, Nellie Hoyt, Karon Jacobsen, Ben Clarkson, Rick Willis and Judy Sherod were present.

Judy has 23 horses at the ranch and four foals are due. Dale has one, the ranch has six, and the Becksteads have two plus Trudy the donkey. Judy uses Cricket and April for horse rides.

Judy has about 1,000 feet of electric fence, and a battery pack which she would like to use to fence another area by the wash for her horses. She feels that she could manage the pastures much better. She said that a solar powered charger is available now.

We need to put up a warning sign by the hitching post. We need to have a weight limit of 250# and an age limit of 8. Judy gives a ten minute lecture of every group who rides.

We should have an arena with tires and an obstacle course for beginners to practice before they go out on a trail ride. Judy needs a mounting block for people to use to get on the horses. We should have a complaint and suggestion box in each cabin.

Judy would like to have the following compensation:

\$1,000 wages in cash	\$1,500 for another lot
\$1,200 wages in cash	\$1,000 credit on lot & \$300 for six months in the winter.

Judy would like for the ranch to purchase 20 tons of hay for her horses. She said one ton would last a horse three months. Judy feeds her stallions and one bossy mare hay all of the time.

Dale felt that all of the horses could be used and managed together. The Becksteads use Indian Summer (their horse) and Cricket.

Judy used 14 horses the other day. Some were two-year olds and three-year olds and were used as wrangler horses.

\$2,000 - hay for Judy horses
1,000 - hay for ranch horses
1,800 - winter pay
6,000 - lot credit
<u>7,200</u> - \$1,200 a month for six months
18,000

No rides are given on Friday and Sunday unless by special request. She does the least amount of rides on Wednesdays and Thursdays. She usually gives rides about three days a week and she does three or four rides on those days.

We need to check out the prices on hay. There is a nice stack of hay in Cannonville, and there is a hay dealer in Panguitch.

WHO IS THE BOSS??? Vance or Judy? Vance is the overall man in charge, and maybe Judy should be in charge of all of the horses.

DSRUA MINUTES

JUNE 26 - 1995

Judy wants to have some input in what goes on at the ranch. She feels that she is left out of some of the decision making. We also need Brent Robinson's input.

Judy feels that Vance and Diane don't have the knowledge that she has when it comes to horses.

We told Judy that she can have gas in the winter for her generator.

Judy has 13 horses that are not used and ten horses that are used. She wants DSROA to feed the ten horses all year.

DSROA may be better off to spend \$6,000 on our own tack and horses.

Ben felt that if Judy is the wrangler, she should be in charge of all horses and the pasture.

Gavin and Judy go on almost every ride.

It was decided that Judy gets 70% and the ranch get 30% on all rides Judy generates--like half-day rides, all-day rides, etc. The ranch get all money from people who pay to go on regular rides.

Judy said she will keep the small pens clean but not the large ones.

Dale has talked to two men who can come in and develop a program to sell the ranch--the common area.

Judy's needs are \$8,000 above our budget.

We will meet with Vance and Diane on June 29 at 6 p.m.

Submitted by,

Keron Jacobsen



Dear Springs has three rideable horses--Princess, April, and Crickett. Beckstead's have two good horses. If we buy three more horses, then DS will have enough horses. When you buy horses from the auction you have a three day guarantee. The ranch has three good usable saddles and Johanssons brought one saddle for the ranch to use.

The advantages of Judy are:

1. People like her
2. She stays at the ranch on Sundays
3. She is good friends with some of the members
4. She has the round pen that the ranch can use
5. She has two stallions
6. She is a show person

Diane said that Vance is a tight wad and tries to get the best return on money. Vance is paid \$1,000 a month, Diane \$500, and \$50 for the use of their truck. That is \$18,000 a year in wages. They also have a house and utilities and some gasoline. They have pasture for two horses. They buy all of their personal feed for the petting zoo. They pay for the garden supplies and flowers around the ranch house. They have paid for all improvements on the ranch house except for the outside paint. They paid for the solar panels for the phone. They pay for all of their personal vehicle repairs. They pay their children for working. They work 14 hours a day six days a week, and they are on call 24 hours a day, Sunday is their only day off. They work year round-including holidays like Thanksgiving and Christmas when they worked on the ranch house. They allow themselves a small discount on store items. The Becksteads are perfectly happy at the ranch.

Judy wants \$1,200 in wages

1,000 towards another lot

50 truck

$\$2,250 \times 6 \text{ months} = \$13,500$  (for six months for Judy and her horses)

Judy also has a place to live in, utilities, some gas, pasture for 25 horses of which half cannot be used. She has 20 tons of hay in the barn and there is no room for DS hay or Beckstead's hay. She charges small animal feed to the ranch. The ranch pays for fuel, parts, and maintenance of Judy's vehicle. Judy wants the ranch to pay Gavin a wage.

Judy maybe works six hours a day. She does not give rides on Friday or Sunday. She gives rides at 9:30, 12:30, 2:00, and 5:00. Saturdays and Mondays are her busiest days. She is gone for much of the winter, so the Becksteads take care of the horses. Judy gives herself and her family discounts at the store.

Robinsons said the wood corrals would have lasted another 20 years with minimal repair, but Judy's horses have eaten the wood.

Judy feels that she has been taken advantage of, and Vance feels that Judy is a very poor investment and money thrown down the drain.

Becksteads feel good about their wages and living conditions. They feel they are in an extremely good situation. They don't need a lot until things are like they want them to be.

Diane said it will never work out if Judy stays. Judy hates Dale and Vance. She has a black side and holds things against people. Vance thinks of what is best for the ranch and Judy thinks of what is best of Judy.

Vance and Diane are going on three years at the ranch and they really get a lot of work done. We need to make a long range master plan.

They may need some help cleaning cabins and doing horse rides. The following people were mentioned to help clean cabins: Harriett Massengale, Beverly Racine, and Bev Pell. All of these ladies live at the ranch. As far as horseback riding, Lynette Robinson and students from SUU were mentioned to help out.

The O'Neills will be here next Friday. They want to know if they can use Cabins 5 and 5A or the Garden Cabin next year. No one has the funds to do 5 & 5A, but we felt it would be better to hire a contractor to finish them instead of having the O'Neills finish the two cabins. We could go to the bank and borrow \$40,000 to finish the two cabins. Karon felt that if we did, we would have too much available cabin time the way the program is now.

There is an obvious need for heavy leadership in DSR, and we have been passive and have let it slide. We need to get aggressive in our leadership. The board needs to think about long-term goals. Val suggested a combination of DSR and DSROA working together.

The old John Deere tractor uses lots of oil. Rick bought some materials and made a drage and has spent three weekends working and polishing up the road from Slide Canyon. He would rather use the tractor instead of his pickup. Dale talked to Clark Lamb, and as soon as he can he will work the roads.

Terry Alderman sold the Suburban for us for \$900 which we really appreciated his help.

Karon will call Mel Heaton to see if he has some horses we can use.

Submitted by  
Karon Jacobsen

Diane would like us to consider keeping the Deer Springs hay and grain separate to only be used for Deer Springs horses and to separate the ranch things from Judy's things.

Judy has not worked with any of the ranch horses, and we paid David Sherod to ride Fresh Paint for the first time.

We will tell Judy that Vance and Diane are the ranch managers, and they have the authority to make decisions about grazing, feed, livestock, water, and to lock up or to not lock up things. The Board will back Vance 100% even if he needs to terminate someone for insubordination.

We may be able to use some of Mel Heaton's horses for a few months, and Lynette Robinson may be able to help with rides.

It is not financially feasible from the budget standpoint to have two couples at the ranch.

We will pay Judy \$1,500 a month for July, August, and September. We will not pay anything for her truck or for gas. She will have a house to live in, utilities, and a place for all of her horses.

Judy will need to be off the ranch by September 30, or she can leave earlier.

We have paid \$2,000 in wages, \$1,700 for horses, and \$50 to Judy for her truck.

Wages	Truck	Horses
5-16-95 - \$500	5-31-95 - \$50	5-16-95 - \$500
5-31-95 - 500		for 5-13 to 5-31
6-15-95 500		6-01-95 - 800
6-30-95 500		6-30-95 - 400

Karon will write Judy a letter (see attached letter and notes from Becksteads).



June 30, 1995

30 East Center • Kanab, Utah 84741  
801-644-2606

Dear Judy,

The Board of Directors of Deer Springs Ranch Owners Association met with you on June 26 to discuss the part you play at Deer Springs and your compensation. We also met with Vance and Diane Beckstead on June 29 about the future of Deer Springs Ranch.

When you came to the ranch in 1993 with your horses, you were a great asset to the ranch especially when you were able to fill in when Wes and Christy left. In 1994 it was helpful to have you there to help Vance and Diane become oriented to the ranch. The members, the Becksteads, and the Board of Directors all think you have done a wonderful job as the wrangler. You have been very friendly and helpful and you have good horses.

When we met with you on Monday, we felt perhaps we should have two managers at the ranch--you over the horses and the Becksteads over the rest of the ranch. However, after much thought and deliberation, we now feel that the ranch needs only one manager over the entire program and that manager is the Becksteads. Vance and Diane plan to be our ranch managers for 20 years. They are planning now for the future of the ranch and are making improvements now which will last for years. They are trying to manage the alfalfa field to provide for hay for the winter, and we will have no hay if too many horses are grazing in the field. The Becksteads will now be in charge of where the horses will graze and how many will be allowed in a certain area. They will also be in charge of the hay that the ranch has purchased. Cash that is generated from trail rides will need to be turned into the Becksteads, and you will need to report any accidents that occur to them.

We have also made a decision on your compensation. For May and June you have received \$1,750. We are in the position to pay you a total of \$1,500 per month (for wages and horses) for July, August, and September (a total of \$4,500). Your employment with Deer Springs Ranch Owners Association will terminate on September 30. We realize that you may not be able to work under these circumstances. We have given this matter a great deal of thought and feel that this is the best we can offer you with our limited budget. We really appreciate all you have done for the ranch and for your friendly and courteous attention to the people who visit. If you choose to leave before the end of September, we will understand and will make do. We wish you the best, and we wish you success in the future.

Sincerely,

DEER SPRINGS RANCH OWNERS ASSOCIATION

Dale E. Clarkson, President  
Ben Clarkson, Vice President  
Karon Jacobsen, Secretary  
Nellie Hoyt, Director  
Terry Alderman, Director  
Val Gram, Director  
Dick Hillis, Director



DEER SPRINGS RANCH OWNERS ASSOCIATION

MINUTES  
JUNE 29, 1995

Those present are: Dale, Terry, Karon, Ben, Nellie, Vance and Diane

This meeting was held with Vance and Diane to get their feelings about Judy and the ranch.

We should not pay Judy \$50 a month for her truck. She does not use it for ranch work.

Diane said that Gavin, Judy's grandson who is working for her at the ranch, is sweet and sharp. He is a nice guy and is 17 years old. Gavin has told Diane that he does not trust some of Judy's horses. Diane says that Judy does not have enough good horses that can be used. She said that Judy has three horses that anyone can ride and two horses that need someone who has had a little experience.

The horses are tied and left unattended for hours at the hitching rails and children and people who are around the store are around the horses. On Memorial Day Judy drove about 20 horses into the headquarters area from the field. The horses came in running and there were people there waiting to ride when the horses came running through.

Last year Judy was gone for three weeks. This year she will be gone for two weeks in July and August.

Things are taken from the store and not paid for. The Massengale boys said that Judy gave them candy for helping her.

Aaron has taken gas, and Judy uses gas for recreational purposes for her four-wheeler and her generator to watch movies.

She has told Vance that she will not take orders from someone who is younger than her own kids.

She has her grandchildren at the ranch and leaves them alone so the Becksteads have to watch them.

She tells her family that if they need extra towels to take them from the laundry shed.

Judy was gone a lot last year, and she told Diane if she fed the horses she could burn some of Judy's firewood. Now Judy is upset that the Becksteads are using her wood.

Judy suffers from depression and takes medication. When she is on a downer, it is bad.

Judy takes phone messages for Tom. Judy told the Beckstead children to never answer the phone again. Sometimes Judy listens on the phone when the Becksteads are talking. People who use the phone should pay for it. Judy lets Tom Massengale use her phone so he won't have to pay.

The Sherod's owe money to the IRS and have filed Chapter 7. Diane is wondering if DSR could be involved in any of this because Judy is living at the ranch and has her horses there.

DEER SPRINGS RANCH OWNERS ASSOCIATION

MINUTES

AUGUST 18, 1995

Dale, Val, Karon, Ben, Terry, Nellie and Rick were present, and Val gave the opening prayer.

A couple from Vermont, Vince and Myriam O'Neill, have bought a lot and are renting the Garden Cabin for part of the summer. They are running their own dude ranch vacation and have mailed out a lot of brochures. They will take trips to the parks, do cookouts, horseback rides. They have a nice van. They want to build a large cabin on their lot next year for their guests. They also want to use our horses or buy their own.

Dale asked if anyone had visited with Roy Pool about proving up on the water, and the answer was no.

Landis Legg drilled a good well on his lot and he wants his neighbors to share the well and cost with him. Sam Pell tried two wells on his property and came up dry.

We need to drill some wells and upgrade the water system, and we need to be thinking about water development.

It was reported that Judy Sherod is moving to the Johnson Canyon Movie Set, and she will be gone by September 2. This means that we will need some horses. Mike Reed has a horse or two we can use. Someone said that the Bryce Canyon trail rides are going to be selling their horses and will be using mules. We will call them and see if we can buy some of their horses.

Val suggested paying for horse rides on a contract and pay for rides on a per ride basis.

We really need a Val Cram to referee. Someday we will have a general manager--someone who will be a good leader.

Dale's motivation is to double the people capacity--horses, fish, cookouts. This means that the budget will demand more money.

We should take a heavier hand in leadership at the ranch to help control the tension between Vance and Diane and Judy and the O'Neills.

The cabins are in pretty good shape. Rick said that the deck on #4 needs some repair and the steps on #3 will rot away if they are not repaired. Also the upper deck needs to be stabilized and oiled or painted. The oaks have grown up and you cannot see the meadow. Dale asked Vance to make a list of some very heavy cabin maintenance.

We talked about snowmobiles. At Yellowstone they only use their snowmobiles for one year. Then they sell them and buy new ones. We may be able to pick one up from Yellowstone pretty cheap.

There are several people talking about living at the ranch year round.

The water line is exposed on the original road going to the upper cabins. It may get broke by cars. It was suggested that we close off the old road, rebuild the hillside and cover the pipe and only use one road.

# DEER SPRINGS RANCH OWNERS ASSOCIATION

MINUTES  
DECEMBER 1, 1995

The following were present: Dale Clarkson, Val Cram, Ben Clarkson, Nellie Hoyt, Terry Alderman, Rick Willie, and Karon Jacobsen. The opening prayer was offered by Karon.

The 1995 spreadsheet was reviewed. There have been some nice improvements made at the ranch and a lot of clean up has been done.

The county road is looking real good, and we hope the county will pave it. Maybe we should write letters and encourage the paving of the road. How can we use our tax base to get the county to do more for DSR?

It was agreed to give the Beckstead's a bonus of \$700--\$100 for each of the children and \$200 for Vance and \$200 for Diane for western wear. Ben motioned and Val seconded the motion. This was for a Christmas bonus.

It was agreed to give the Becksteads a DSRQA lot as a bonus for the next four years. They will be given a \$2,500 down payment gift and \$250 each month as a credit towards the purchase price of \$14,500. They can choose whatever lot they choose. (They chose Lot 98). We will make out a purchase contract and have them and Dale sign it. Ben motioned and Val seconded the motion.

Dale asked how everyone felt about the price of lots. He wanted to know if \$14,500 is too cheap.

Water is a big key for the ranch. Zona Jackson is a water witch from St. George. The Forest Service calls her to witch for them. Val took her to the ranch and she marked off places where she thinks there is water. She found a good spot on Tom Massengale's Lot 154 and on Lot 1.

On the last couple of contracts, Dale has listed the price in two categories-- 1. land - 2. membership. This should help to keep the taxes down.

ERA has a new man working for them who will specialize in Deer Springs. His name is Dennis Bell.

Under a new marketing program we may change the dues. We may charge \$100 a year for members who do not use their time and \$350 for those who visit the ranch. Deer Springs Ranch could be a gold mine if we can plan and change things.

We need to have better equipment at the ranch like a tractor and grader. Val is taking the brush hog to repair. The main support for the head broke. If DSRQA will buy the parts, Val will repair it.

The annual assessment has been \$350 for several years now, and everyone agreed to set the 1996 assessment at \$350 again. Ben motioned and Val seconded.

The county turned us down on the tax protest, and we are now appealing to the state. Dale will talk to Richard Swapp the County Assessor and explain the program of land and membership. He has valued the land at \$11,500 and Eric Johnson, when he was the Assessor, lowered the value to \$9,200. If Richard Swapp agrees to lower the value, we will drop the protest. No time is appointed for the protest.

The judge and counselors Dale has talked to feel that we may get some relief.

Vance has locked up Lot 1. The Forest Service wants the Meadow Canyon road and the road to Lot 1 open. Dale asked for the Forest Service grazing back in exchange for leaving the roads open, but they would not give in. The fence goes through the center of the pond so cattle can water on both sides and there is a ditch. There is no feed--only water. John Holt owns the property north of Lot 1, but he may have sold it.

Joa Jamison sent in a partial check for his assessment stipulating that if we cashed the check his dues would be paid in full. We will not accept the check he sent, and we will return it to him. He is unhappy with the access to his lot, and Dale has offered to trade his lot for another of his choice with better access but he does not want another lot.

Ben had an idea on the roads. He said that it is impossible for the Association to maintain all roads. He suggested that the Association only maintain the main roads and let the members work together and share the cost for maintaining their roads. There is a concern about winter maintenance for those who live there year round. Maybe we should designate the roads as "A" roads, "B" roads, and "C" roads. Some members maintain their own roads now (George Strain and Dale White).

We voted to file a lien on anyone who has not paid their assessment for three years--those who owe over \$1,000.



MR \_\_\_\_\_  
ST \_\_\_\_\_

# SUGGESTIONS FOR DEER SPRINGS RANCH 1996

1. GARKANE POWER *generates too noise*
2. PAVE COUNTY ROADS, improvements - try to get road paved  
*no chance of coal strip money*
3. OPEN MEADOW CANYON ROAD AS A COUNTY ROAD  
*should we open it up as a public road for direct western trail Canada  
to Mexico which not give forest, private land. They may fence, subdivide etc.  
and to county & county would maintain*
4. DRILL WELLS Tom drilled a well - *Apalachee Canyon we  
our drilling may do 6 well this summer. Machine are drilling*
5. REBUILD LOG CABINS (5) Meadow, Hidden Cabin  
*occ family reunion 150 people cheap wood wagon road & repair cabin  
sacks on ranch that need work*
6. DEVELOPE ACTIVITY PROGRAM conduct Blair house  
*for key kids, house work*
7. PROVIDE ACTIVITIES FOR FEE *Linn's assessment  
to charge for activities* *Cycle provide 33 min motor cycle adv. etc.  
from different bus & bus at DSR for 3 days* *Hunting club - birds  
shrimps turkey chicken cattle sheep* *150 horses to 450  
if you don't have 150 horse 450*
8. CONSTRUCT RV SPACES  
*Campfire Canyon try to plant the cabin - Can we make money*
9. NAME ROADS *Should have names*
10. INSTALL LOT# MARKER
11. PUSH COOKOUTS & CATTLE DRIVES
12. HAVE KITCHEN AND SERVE MEALS
13. YEAR ROUND RESIDENCE *for raise new problems  
opportunities should we encourage or discourage  
15 people talking about building at DSR*

*found paper  
to buy in  
Total (loghouse)  
cabin / DSR on  
our case to  
the advantage of  
100 per*

December 1, 1995 - Items to be considered for the budget for 1996

CHRISTMAS BONUS FOR VANCE & DIANE

RAISE FOR VANCE & DIANE

AMBERLY JENKINS \$100 A MONTH FOR SUMMER

REDO THE SHOWERS - REPLACE METAL IN #1 & #2 - TILE OR REDO THE OTHERS

METAL ROOF 6, 9, & 10 - \$4,500

METAL ROOF ON BARN - \$1,000

DAVID TURLEY - NEW SHEETING ETC. - \$3,600

WATER TANKS

HORSES - \$1,150 TO BECKSTEAD'S FOR 2 HORSES

BEDSPREADS FOR EVERY BED EXCEPT THE GARDEN CABIN - \$1,500

NEW RUGS FOR THE BATHROOMS

GRAVEL FOR THE BARNYARD - \$800

LEFEVERE'S CAT - \$20 HOUR

PORTABLE 5,000 WATT GENERATOR