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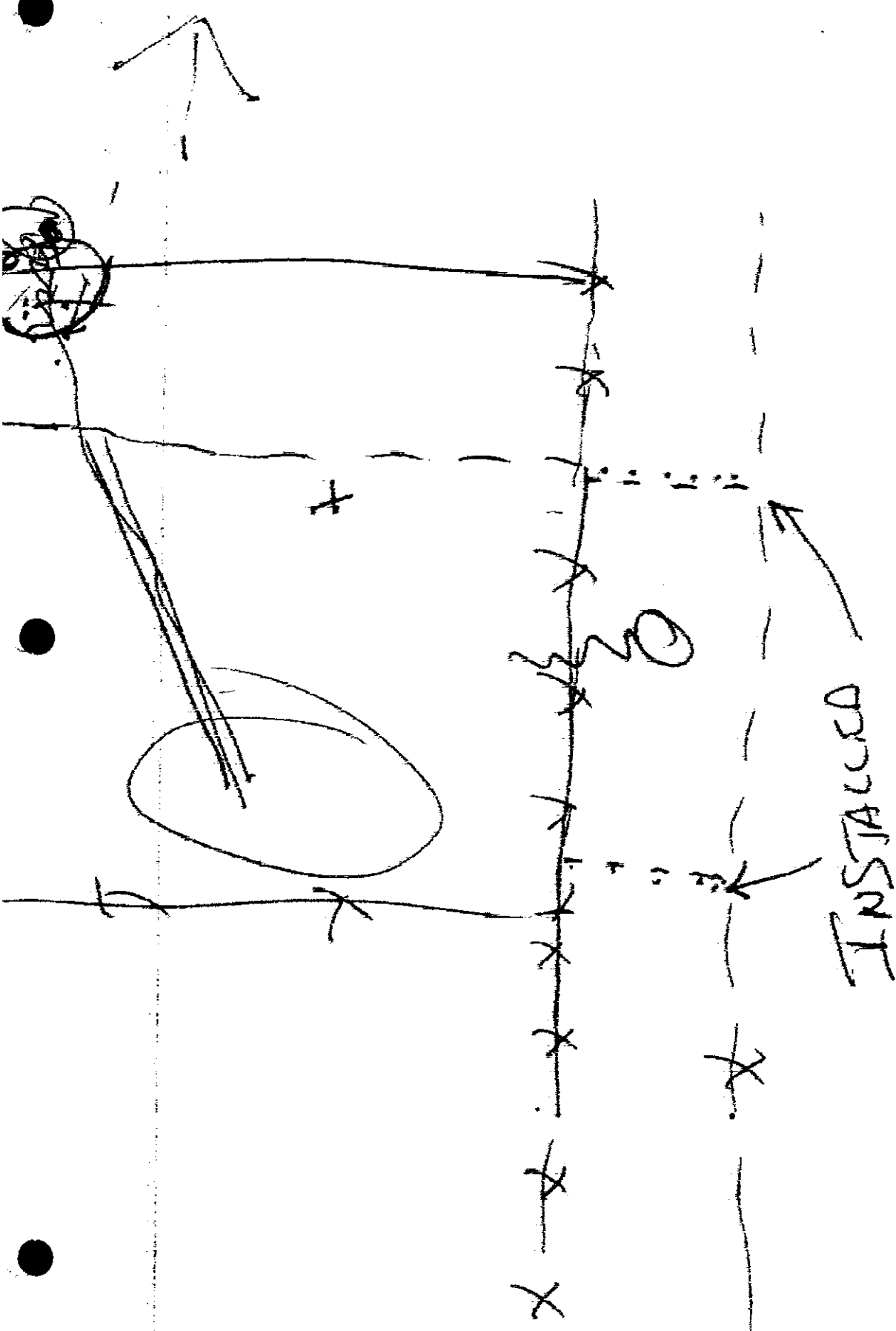
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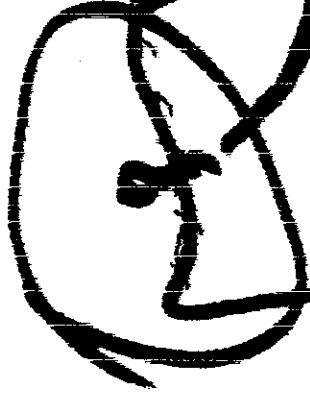
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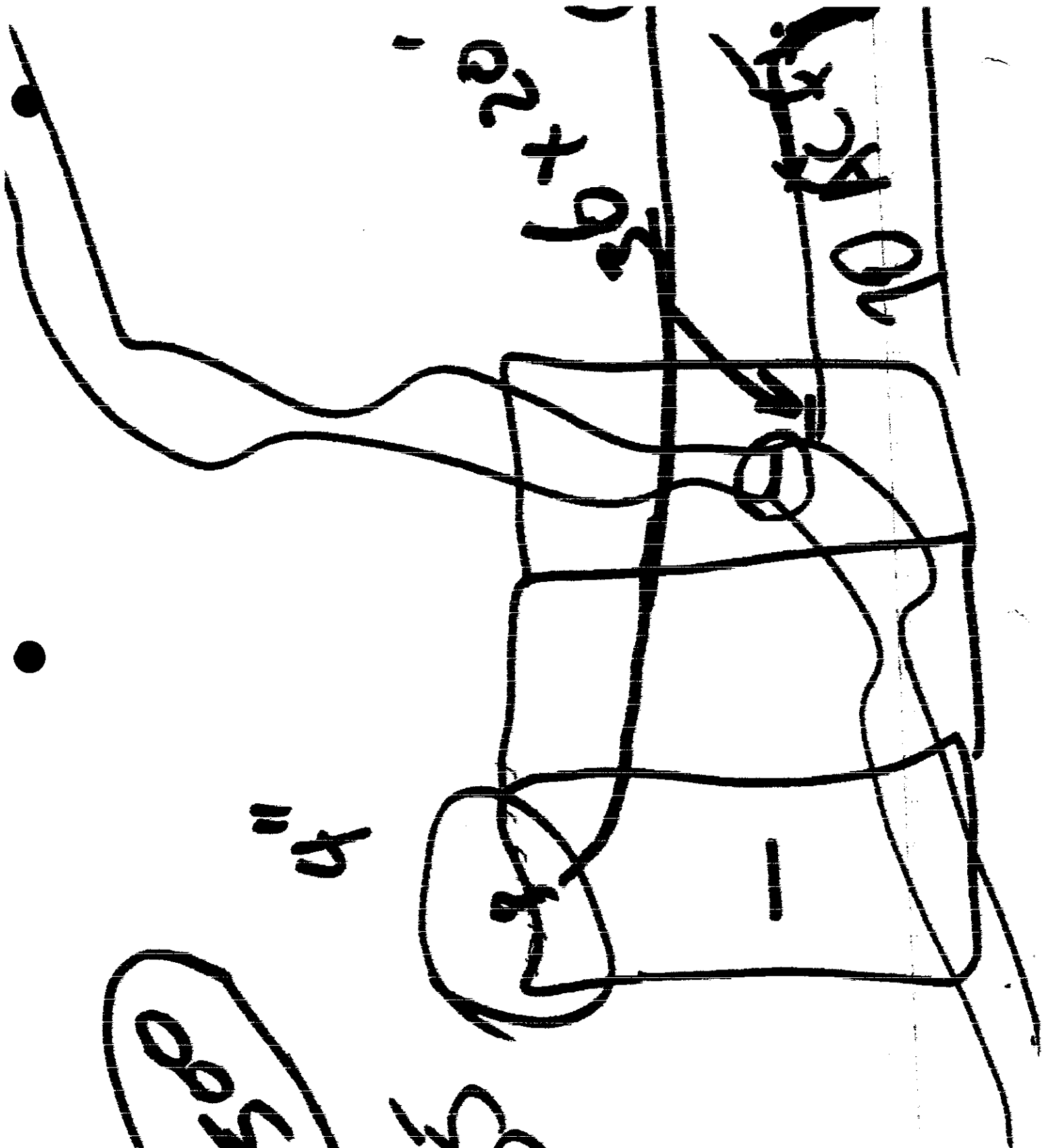
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## DEER SPRINGS RANCH OWNERS ASSOCIATION

### JOHN DEERE TRACTOR POLICY

Due to the fact that the tractor is old, it is to be used for ranch work and maintenance only. It will not be available for members' personal use.

### ROAD GRADER POLICY

We bought the grader for ranch road maintenance and snow removal for headquarters and cabin access only.

The grader is available for members' personal use, with an operator, and on an availability basis at a rate of \$35 an hour with a \$50 minimum charge. This rate applies to snow removal for lot access as well.

### WATER USAGE

For those to haul and use substantial amounts of water, the following applies:

1. You must be a member of DSROA, in good standing, and current on assessments as of March 31 of any given year.
2. The water will either cost 100 points each year or \$100 cash.

**DEER SPRINGS RANCH OWNERS ASSOCIATION  
MINUTES  
MAY 28, 1996**

Dale Clarkson, Val Cram, Ben Clarkson, Nellie Hoyt, Karon Jacobsen, and Rick Willis were present. Val gave the opening prayer.

The first item on the agenda was the budget for 1996. We discussed and reviewed the budget, Karon motioned that the budget be accepted, Val seconded the motion and all were in favor. In January, 1997, we should be able to collect the past due assessments of Richard Childress. He has three lots and owes about \$13,000 on each lot--a total of \$39,000.

Eldean Holliday would like to buy the red Farmall tractor for \$1,000. Val thinks we should sell it. Ben motioned, Karon seconded, and all were in favor. Val also thinks that we should sell the John Deere tractor to him for \$1,000. It is worn out. We could then put \$1,500 with the \$2,000 and purchase a usable tractor. We will check on the John Deere.

We talked about DSROA loaning funds to DSR. In the past, DSR and Dale Clarkson have loaned funds to DSROA when they were short of money. We decided to loan money to DSR at 10% and make the note due September 30. Ben motioned, Karon seconded the motion, and all were in favor.

The Dale E. Clarkson family will be having a reunion at the ranch the end of June. They plan to rebuild the Hidden Cabin and plant pines and willows at the fish ponds.

We discussed the annual meeting to be held on June 22, Saturday, at the ranch. We will serve light refreshments, have elections, and vote on changing the following CC&R's and Bylaws:

1. Lien lots for unpaid assessments
2. Charge interest/late fees on past due assessments
3. Allow ATV's on roads only
4. Vote by proxy
5. We were originally going to give each lot owner .45 acre foot water right. However the state is comfortable with a .25 acre foot for a seasonal cabin. We will not give each member a water certificate. The water will be held in DSROA's name until the member is ready to drill a well.

We also need to develop a maid point program so people pay for the cleaning of the cabins. We need to do this for 1997. We discussed the cleanliness of the cabins now. Val was in #7 at the first of the season, and he felt that it was not "first of the year" clean. Also a dead mouse was found under the dresser in Cabin #2.

Deer Springs has a new man on the payroll by the name of Jay Rex. He participates in one hundred mile endurance rides, and he rode the Outlaw Trail. The state of Utah has money available in the form of a grant for people with ranches to develop farm and ranch vacations. Jay will go to the state for trail development and a bicycle program to see if we can get a grant. Jay will be doing a lot of the type of things that Val used to do. He will work on roads, new lot signs, he will find lot corners, and move the ranch to a new look. A lot of the signs are done poorly, and we need new signs.

5-28-96

Carol Terwilliger has complained about the horseback riding program.

The water and tractor policies were approved at the December meeting, but not recorded in the minutes. They were reapproved at this meeting. See the attached.

Tom Massengale has had a well drilled on his lot, and it pumps at two to three gallons per minute. Richard Cothorn is also drilling a well in Pipeline on Dale's Lot 166. If this well is good, we may drill two or three more.

Dale would like to put about ten RV pads on DSROA Lots 74 and 75 with septic systems. He thinks we should have outhouses by the fish ponds.

We also need to have our water tested by the state of Utah.

Everyone needs to submit their building plans for approval by the board. Val mentioned that some people want to be left alone and unregulated, but he said that they are all reasonable people.

Nellie overheard some men from Salt Lake talking about Deer Springs becoming a cult and turning into another Rudy Ridge. Karon said that Vance had told her the same thing.

There are several people at Deer Springs who present a problem. Jerry Racine is not a member and does not own any land, but he has a mobile home on Tom Massengale's lot. Judy Sherod's lot is junky. She has three of four mobile homes on it and some cargo containers along with a lot of other things. Dave Nuttal. Aurora Cotta has cleaned her lot up. Jerry Racine also has a bad reputation, and it is reflecting poorly on the ranch.

At the annual meeting, Dale would like to hand out and collect back a questionnaire.

Shall we put that all building plans need to be approved by the board in the CC&R'S? When a member breaks the rules, what should we do? It is hard for us to enforce the rules. Instead of the board enforcing the rules, shall we let the county do it and use their county zoning ordinances at the rule?

Val is developing Oak Spring. He has sent a letter to the 27 area members and about half have responded and are interested. Val will now work on preparing a cost estimate to develop the spring and then figure the flow and the cost. Val thinks the spring will produce 50 gallons a minute, and that is enough to serve the 27 lots. Dale said he will participate in the program with Val as Dale will have control of some of the lots in that area. The area will need to be fenced to keep the cattle out of the spring area. Val will proceed and keep Dale up to date.

It was agreed that Val could use the green John Deere tractor, the augur, the scraper, and the brush hog to work on the spring and surrounding area.

There is a diversion on Lot 3 on Podunk and it is dammed. The flood has eroded the ditch into a canyon. Val would like to take the dam out of Podunk and put a culvert in. DSROA owns the water, and we should try to re-establish, capture, and reservoir the water. It will need an 18" culvert 20 feet long in the ditch so the flood water can go one way and irrigation water another way so there will

5-18-96

be no more flooding. John Pardo owes less than \$500 (\$435) in closing costs and assessments on his Lot 6. He has a backhoe, and he will dig out the old culvert and clean the area out in exchange for the money he owes. All agreed. He has also trenched a one inch water line across Lots 1 and 2 and across the jeep trail to Lot 6. Val will use the tractor and the rhino blade to cover the trench. Dale motioned, Ben seconded the motion, and all were in favor.

It was decided that DSROA would pay for a plastic 18" 20 foot-long culvert to be used for water diversion only. No traffic would go over the culvert. Scholzen's delivers to Kanab on Thursdays.

Ben said that the Clarkson family is having a reunion in June, and they plan to plant willow trees and pine trees at the fish ponds. It was agreed that DSROA would pay \$50 for the trees.

The meeting adjourned at 9:05 p.m.

Submitted by,

Karon Jacobsen

DSROA ANNUAL MEETING

JUNE 22, 1996

6:00 P.M.

DEER SPRINGS RANCH

We had a great turnout for our annual meeting. The following were present:

Dale and Patsy Clarkson	Mickey and Maureen Johansson
Larry Clarkson	Ed and Meg Mayer
Tim Clarkson	Ken Lent
Natalie Clarkson	Randy and Cheryl Brown
Carrilyn Clarkson	Frank Leonesio
Doris Oakes	George Hall
Wendell and Nellie Hoyt	Jay and Fran Rex & Mike
Val Cram	John Pardo
Kevin Cram	Todd Niemann
Terry and Linda Alderman	John and Dorothy Martine
Steve and Karon Jacobsen	Aurora Cota-Bradley
Lynette Foster	Dave and Betty Nuttall
Vance and Diane Beckstead	Tom Massengale

Dale Clarkson gave John Martine from Las Vegas \$10 for travelling the farthest. Dale also had Linda Alderman model some bloomers (which turned out to be a blooming plant).

Dale asked Vance Beckstead, our ranch manager, to report on the ranch. Vance said that there is new gravel on the ranch headquarters driveway. We rented a cat from another rancher in our area for a few months, and Vance used it to improve the roads. We purchased some nice outdoor benches for each cabin, we bought some new blankets, there are new bedspreads in all cabins. Some of the cabins have been painted and the cabin decks have been painted.

Dale mentioned that the first cookout was held at the ranch in 1976, 20 years ago. At that meeting, they got things going at Deer Springs. Now it is 20 years later, and the ranch needs some major changes.

Dale passed out a sheet to everyone present which was titled "SUGGESTIONS FOR DEER SPRINGS RANCH - 1996". He asked for comments on the following 13 items:

1. Garkane Power (Electricity for the ranch)
2. Pave County Road
3. Open Meadow Canyon Road as a County Road
4. Drill Wells
5. Rebuild Log Cabins (5)
6. Develop Activity Program
7. Provide Activities for Fee
8. Construct RV Spaces
9. Name Roads
10. Install Lot Number Markers
11. Push Cookouts and Cattle Drives
12. Have Kitchen and Serve Meals
13. Year-round Residence



We discussed these 13 items.

1. Garkane Power - Generators are too noisy, and Dale felt that it would be possible for Deer Springs Ranch to have electric power.
2. Pave County Road - The road is paved up Johnson Canyon to the main turnoff, and the county has improved the gravel road quite a bit. Dale would like to get the county to pave the rest of the road to Deer Springs.
3. Open Meadow Canyon Road as a County Road - The Great Western Trail goes through the middle of Deer Springs Ranch. There is a sign on the other side of the iron gate, which is on the Dixie National Forest, which says "Great Western Trail". This trail runs from Canada to Mexico. If we deeded the Meadow Canyon Road to the county, then the county would maintain it. They may fence the road on both sides, install culverts, etc. Dale has talked with the Forest Service about giving Deer Springs the forest grazing permit back in exchange for allowing the Great Western Trail to come through the ranch, but so far they are not in agreement. There was a discussion on whether the members wanted other people traveling through the middle of the ranch on the Great Western Trail or not. Most of the members at the meeting opposed the Great Western Trail.
4. Drill Wells - Tom Massengale has drilled a well on his lot, and John Martine is going to drill a well. Deer Springs is drilling a new well in Pipeline Canyon, and they may drill six other wells this summer.
5. Rebuild Log Cabins (5) - The cabin in the Meadow and the Hidden Cabin (across from the Grove) along with others need to be rebuilt. Dale Clarkson's family is having a family reunion at the ranch. During their reunion they plan to repair the Hidden Cabin, clean out the old sheep corral and reestablish the old wagon road.
6. Develop Activity Program - Dale would like to see more activities at the ranch. He feels that we should have cookouts, Belgium horses for hayrides, different types of horseback rides, and work activities.
7. Provide Activities for Fee - If the ranch could produce more income through activities, maybe the assessment could be lowered. Several years ago during the off season, we rented the ranch to Cycle World. There were 53 new motorcycles and advertising executives from different companies at Deer Springs for three days. We catered all of their meals and they stayed in the cabins. Deer Springs Ranch made some extra money from these people, and they did not interfere with the members at all. Todd Niemann suggested that we have a bird hunting club, and hunt birds like pheasants, turkeys, and chukkers. Cattle drives were also suggested.

In past years, the BLM charged \$1.50 per month for a cow and a calf to graze on BLM land. This year the price has increased \$3 or \$4.50 per month for cattle that graze on leased land which is what we do. We lease our BLM permit to Brent Robinson. If we owned our own cattle, the grazing permit would be only \$1.50 instead of \$4.50. Three different people want to bring in some Texas Longhorn cattle. DSROA could co-own the cattle to take advantage of the \$1.50 per month grazing fee.

8. Construct RV Spaces - Dale suggested that we do this in Crawford Canyon by the old Hamblin Cabin. He feels that this is a money making opportunity, and it would not impact the ranch.
9. Name the Roads - All of our roads should have a name.
10. Install Lot Number Markers - All of our lots need to be identified.
11. Push Cookouts and Cattle Drives - There should be a cookout at least every Saturday night.
12. Have a Kitchen and Serve Meals - Give Mom a break and let her enjoy her vacation.
13. Year-round Residence - This raises new problems and new opportunities. Should we encourage or discourage? Some people are already living at the ranch on a year-round basis and about 15 other people are talking about retiring at Deer Springs.

Ed Mayer voiced his concern about commercial ventures. He is afraid that as other people discover DSR that it will change. Val Cram said that DSR is so far out that it will take a long time for this to happen. Ed said that he does not want the ranch to change. If it becomes too commercialized, it won't be the same.

Wendell Hoyt said that he was in favor of the RV pads.

Dale Clarkson said that right now the assessment is about \$30 per month. In order to maintain the ranch, the assessment may have to be increased; or we could commercialize it and keep the assessments down. We have about a thousand people at the ranch each year. If we had another thousand people in different areas of the ranch, the members would probably never see or hear them.

Dale asked if we wanted to encourage mountain bikes on the ranch. It is becoming very popular.

Dale said that we have had more problems with four wheelers this year than any other year. There was a girl (about nine with a little four year old brother on the back of her four wheeler) at DSR riding her ATV on the ranch roads, and she passed Dale in his car. She was having a great time and didn't have a care in the world. However, what she was doing was very dangerous. When you are driving on the ranch roads, you don't expect to come around a corner and see an ATV coming at you.

Vance Beckstead suggested that we have a written policy on ATV's and have the people who bring them check in at the ranch and sign the policy. If the rules are broken, the ATV will be impounded at the headquarters area, and the family will have to pay a \$100 fine when they pick up the ATV when they leave.

Jay Rex felt that there should be an age limit set for the driver of the ATV.

Dale suggested that those who bring ATV's to the ranch pay \$100 when they check in and issue them a license to ride on the ranch. If they have obeyed all of the rules, they can have their \$100 back when they leave, or would the ranch be liable if there was an accident and we charged the \$100?

Dale said maybe a better idea would be to establish an appropriate area for ATV's only. An area where there would be no cars, horses, or people hiking. A safe place which would lessen the danger.

Dale also wondered if mountain bikes are as dangerous on the roads as ATV's. Terry Alderman drives the back roads a lot and said that he has come around a corner and found people in the middle of the road fixing their bikes.

Terry Alderman submitted a list of rules to Dale for ATV's which he had just written. He suggested that speed limits be set on the roads and the drivers of ATV's be issued a driver's license.

John Pardo said that we should talk to the parents and be reasonable instead of trying to enforce rules, regulations, and licenses.

Someone mentioned that the state has rules for ATV's to abide by and we should get a copy of those.

Dale brought up the fact that 18% interest is being charged on unpaid assessments, and he thinks it is too high and even hostile to charge that much. Lynette Foster motioned to charge 12% and Nellie Hoyt seconded it. We talked about filing liens on lots with unpaid assessments. Karon Jacobsen said that the board felt that when an assessment remains unpaid at \$1,000 then a lien is filed. Those present at the meeting felt that if an assessment goes unpaid for 12 months, then a lien should be filed against the lot.

We reviewed and discussed the bylaw changes to be voted on. We discussed the water right to be given to each lot owner. Some have been told that they would receive a .50 acre foot water right, however, the state of Utah says that a .45 acre foot is adequate for a family. They also say that a .25 acre foot is adequate for a seasonal cabin using inside water only. For those who receive a .25 acre foot of water and feel that it is not sufficient, they may purchase additional water from the ranch. Water sells for \$1,000 to \$3,000 an acre foot in our area. Those to have received either a .50 or a .45 acre foot of water will be able to keep it. The original commitment will be honored 100%. In Utah, if you have a water right and do not use it within a specific time frame, you will lose the water. Therefore, the water will stay in Deer Spring's name until a lot owner is ready to drill a well.

We discussed adding to the deed restrictions about getting board approval before you build on your lot. Should the board have control about what type of building materials are used or the size of the building, or shall we let everyone do their own thing and say who cares? We have had some complaints about mobile homes. Some mobile homes are hidden in the trees and are not visible, but some can be seen.



The following were elected to the Board of Directors:

Terry Alderman  
Val Cram  
Nellie Hoyt  
Todd Niemann

All of the changes to the Bylaws passed as follows:

**Bylaw #1 - 90%**

The Board of Directors shall have power to add interest and late fees to past due assessments.

**Bylaw #2 - 82%**

The Board of Directors shall have power to lien lots which are delinquent on assessments.

**Bylaw #3 - 83%**

ATV's will be allowed on the ranch, but they must stay on the roads at all times--no off-road use will be permitted.

**Bylaw #4 - 87%**

Allow voting by written proxy.

**Bylaw #5 - 89%**

Add to the Bylaws that all members will receive a .25 acre foot of water right per lot. This is enough water for seasonal use for one cabin. Additional water rights may be purchased from the ranch.

Submitted by,

Karon Jacobsen