

1/15/97 BOARD MEETING

1-1998 BUDGET WORKED ON.



KARON JACOBSEN  
1997 MONTHLY G/A ALLOCATION

| Description   | ACTUAL |       |       |       |       |       |     |     |     |     |     |     | YTD Total | Ave/Wk  |     |
|---------------|--------|-------|-------|-------|-------|-------|-----|-----|-----|-----|-----|-----|-----------|---------|-----|
|               | Jan 97 | Feb   | Mar   | Apr   | May   | Jun   | Jul | Aug | Sep | Oct | Nov | Dec |           |         |     |
| Hours Worked  | 48     | 41    | 76    | 57    | 41    | 44    | 35  | 20  |     |     |     |     |           | 381     | 44  |
| Billed Amount | 630    | 615   | 1,150 | 780   | 515   | 560   | 525 | 300 |     |     |     |     |           | 5,285   | 658 |
| Payments      |        | (400) | (200) | (200) | (200) | (200) |     |     |     |     |     |     |           | (1,200) |     |
| Balance Over  | 630    | 215   | 940   | 580   | 415   | 460   | 525 | 300 |     |     |     |     |           | 4,065   |     |

\*\*\*\*\*  
 DEROA  
 Hours Worked  
 Billed Amount  
 Payments  
 Balance Over

**DEER SPRINGS RANCH OWNERS ASSOCIATION  
MINUTES  
JANUARY 18, 1997**

The following were present: Dale Clarkson, Ben Clarkson, Terry Alderman, Todd Neimann, Nellie Hoyt, and Karon Jacobsen.

Dale announced that Deer Springs has two new salesmen working for them--Dennis Bell and Jay Rex. In 1996 18 resale lots were sold, and there were 27 new sales. This is the most sales we have had in a one year period than in the last 16 years or more. The price has recently been raised to \$19,500. The old price of \$14,500 had been in effect since 1982. Dale said that other properties in the area are selling for about \$2,000 an acre.

There are 37 DSR lots located in the Grand Staircase Escalante National Monument--all of the Johnny Brown area and ten other lots.

The Board reviewed and approved the 1997 DSROA budget. Karon motioned to accept the budget and Terry seconded the motion. All were in favor.

We lease our grazing to Brent Robinson for \$8 an AUM, but we could lease it for \$14 to \$16 and AUM. Dale is meeting with Brent tomorrow.

Ben suggested that we purchase four radios for ranch use for communication on the ranch. Todd Neimann has a set of radios that Vance can take and try to see how they work.

Keith and Mary Lou Hawkins want to spend the summer at the ranch. Keith would like to help with the trail rides. They could also be a great help in tending the store and doing other odd jobs.

Vance and Diane would like to add onto the ranch house. Vance would like to add on 15 feet to make two small bedrooms.

We discussed Richard Childress. He was one of the original limited partners. He has three DSR lots--14, 15, and 212--and he has never paid any assessments. He now owes \$13,814.90 on each lot or \$41,444.70. Mr. Childress recently told Dale that he was under the impression that he did not have a membership on Lots 14 and 15. Dale did some research and discovered that he was right. Dick Childress was never given memberships on these two lots and never bought any memberships. If Mr. Childress had paid assessments in a timely manner, he would have paid \$4,700 for each lot. This amount does not include any interest. Dale has offered to purchase his three units and pay \$5,000 on each or \$15,000 to DSROA for back assessments, and \$21,000 to Childress for the lots; or Dale may buy two memberships for Lots 14 and 15.

Submitted by Karon Jacobsen

**DEER SPRINGS RANCH OWNERS ASSOCIATION**  
**MINUTES**  
**FEBRUARY 20, 1997**

The following were present: Dale Clarkson, Ben Clarkson, Terry Alderman, Nellie Hoyt and Karon Jacobsen.

The Board reviewed the DSROA Rules and Regulations and made changes and additions to the rules. See the revised edition attached.

Terry Alderman was assigned to find out the cost of purchasing some portable toilets to put by the fish ponds and in the camping areas. He is going to check with Stacey Johnson and Gene Mitchell in Fredonia.

Ben asked what happened to Dave Nuttal, Tom Massengale, Dixie Green, and Aurora Cota because of the Pow Wow that was held by the fish ponds last summer and the damage that was caused. A sweat lodge was built and burned and just left for Vance to clean up, and they had reserved some of the upper cabins and exceeded the cabin capacity by quite a bit. Dale wrote a letter to each of them and billed each of them about \$100 each. Dixie and Tom talked to Dale about it and said that they had nothing to do with it. Dixie was there and Tom had reserved one of the cabins for another person who did attend the Pow Wow. Dale never heard from Dave Nuttal or Aurora Cota. Dave had asked permission to hold the Pow Wow at the ranch and permission was denied. This Pow Wow upset some of our members like Joe Bosze, the Willises, and Vance and Diane. Ben felt like these four members are not members in good standing until they pay the fine that was assessed them. If they do not pay, he feels that we should take some kind of action against them--maybe Small Claims Court. He also feels that they should be denied any ranch privileges and cabin reservations until this matter is taken care of. Dale will review the letters that were sent to these people and make a decision on what to do.

Ben suggested that we change the numbering system on the rules.

Vance and Diane need to check all of the hoses at the cabins to be sure that they are long enough to reach the back of the cabins, to be sure they are in good shape, and to be sure that each cabin has a hose and hydrant for fire protection.

Ben wanted to know about the damage Clark Lamb caused to Cabin 4 last summer when he was working on the roads. Karon will find the information and give it to Dale to review.

In the Rules and Regulations under ATV use, we put that members bringing or riding ATV's need to sign a compliance form. We do not have a compliance form, and we need to make one.

Dale and Ben suggested that we put some hammocks in the grove or by each cabin for guests to use for relaxation.

Since we are now going to ask members to make the beds up with clean sheets before they leave, we need to add this rule to our cleaning check list.

Our next meeting will be on March 20, 1997, at 4:30 p.m.

Submitted by,

Karon Jacobsen

**DEER SPRINGS RANCH OWNERS ASSOCIATION  
MINUTES  
MARCH 20, 1997**

Dale Clarkson, Ben Clarkson, Karon Jacobsen, and Nellie Hoyt were present at this meeting.

We reviewed the responsibilities of the following people:

**DIRK CLAYSON**

1. Amend the plat to split the 20 acre parcels into 10 acre parcels.
2. Restructure the point system.
3. Develop a time-share only program--no land would be involved.
4. Get the bylaws ready to send to an attorney.
5. Make a reservoir out of Deer Springs Wash that would go to Pool's property. The lower cabins would overlook the water.

**KARON JACOBSEN**

1. Karon is in charge of the reservations.
2. Newsletters - April 10, May 15, and annual meeting June 21.

**JAY REX**

1. Lot corners and signs.
2. Two sales a month.
3. Brochures
4. Videos
5. Open House on May 24.

**DENNIS BELL**

1. Two sales a month.

Dale said that we need to hire someone to cut 1,000 posts and fence a mile and a half of the meadow for the Texas Long Horns. Three names were suggested: Mike Massengale, Taylor Button, and John Montgomery. Dale asked if we should use cedar posts or railroad ties to hang the gates on. Dale felt that railroad ties may look out of place. Whatever we use, it must be solid. There is a picture of a gate in the March issue of the Western Horseman magazine.

### **KITCHEN**

We are going to use the bunk house for a kitchen. We purchased a three-compartment stainless steel sink, and four commercial tables to use in the kitchen. We also got some stainless steel bowls and pans. We would like to hire a couple to do cookouts and work two or three hours a day in exchange for having a spot to park their RV at the ranch for the summer. The Beckstead's and other workers would eat for free.

The Beckstead girls have been living in the bunk house, and we need to find a place for them to stay for the summer until Vance has added onto the ranch house. Ben suggested that they stay in the Cow Palace.

### **KEITH AND MARY LOU HAWKINS**

The Hawkins are coming with their RV to the ranch for May, June, and July. They can't do a lot of hard work. Perhaps they could help in the store, with the yards, and Keith would probably like to be a wrangler.

### **ENGLISH AND GERMAN GUESTS**

So far we have four reservations for foreign guests where we furnish all of their meals, take them on horseback rides, and entertain them.

### **MONEY**

We should be able to collect enough on past due assessments and through sales to accomplish the things we want to do.

It was suggested that we send a questionnaire to all members asking the following:

- Name
- Careers
- Hobbies

### **WELLS**

Cothern needs to finish the Pipeline well in the next couple of months.



### **VANCE BECKSTEAD**

1. Have the lower cabins ready, inside and out, by March 25.
2. Have the upper cabins ready to go by May 1.
3. Plant 100 trees. We need to plant some of the trees on the banks of the ponds to stabilize the ponds.
4. New roof on Cabin 6 the first week in April.

### **DIANE BECKSTEAD**

1. Horses
2. Garden
3. Cleaning Cabins

### **BRENT AND WAYNE ROBINSON**

1. Use the brush hog on 100 acres along the airstrip, Broad Hollow, and Association land.
2. Enlarge and clean out Half Moon Reservoir and pipe the water to the Well Field. We could use silt to build the banks. We should put in a headgate, and when it is opened up, it will clean itself out.

### **BULLDOZER**

We need a bulldozer to widen the roads, and then they will need to be bladed. We also need to use a bulldozer to repair the fish ponds--the dam is weak. Crawford ponds also need to be repaired.

### **WET MEADOW**

We are putting 50-60 Texas Long Horn cow and calves in the meadow. Next year we may have 200. We need to install a good fence west of the road all around the meadow.

### **4-WHEELERS**

Last week we had lots of people and lots of 4-wheelers at the ranch, and they were everywhere. They had read and signed the OHV Compliance Form. Dale suggested that we use a bulldozer and make trails on some state land for people to ride on. Ben suggested that we just send them on the BLM land and forget about them.

**SIGNS**

Ben suggested putting up the new signs with galvanized steel pipe.

**WATER TANKS**

Dale has talked with Cothem about the water tanks. Cothem will sand blast and reseal the water tanks. We have purchased two 10,000 gallon tanks. They will be placed at the north end of the runway and will be fed from the Half Moon and Wolf Field wells. We have paid \$8,000 for the tanks, and we still owe \$2,000.

**BOARD MEMBER CREDITS**

Dale motioned and Ben seconded the motion for board members to receive a \$350 credit on their 1997 assessment for serving on the board of directors.

Submitted by,

Karon Jacobsen

**DEER SPRINGS RANCH OWNERS ASSOCIATION  
MINUTES  
APRIL 17, 1997**

Dale Clarkson, Nellie Hoyt, Ben Clarkson, Terry Alderman, Todd Neimann, and Karon Jacobsen were present. Val Cram telephoned while we were having the meeting.

Dale mentioned that we had purchased 200-300 bare root trees to be planted around the headquarters and the ponds. Robinson's tractor and brush hog is at the ranch, and Vance is using it to mow the brush. At the present time, he is working on the airstrip. The metal roof on Cabin 6 will be done next week. We are going to fence the Meadow to keep the cattle off the forest land. Doug Hunt will be putting about 40 Texas Longhorn cattle in the meadow at \$8 a AUM. Dale feels that the longhorns will create a lot of excitement for the ranch guests and for photographers. This herd is mild and they have been around people a lot. Brent Robinson will decrease his herd in the next couple of years, and someday DSROA will have their own cattle. Then we will be able to do our own cattle drives. We have less horses at the ranch this year and we have had more rain, so there should be plenty of grass.

Nellie said now that the stallion is gone, she would like to take her two good horses to the ranch for the ranch to use during this season.

We discussed Cabins 5 and 5A which are located by the upper cabins. Dale said they need to be improved and put into service as a reunion center. We also talked about buying, selling, and breeding horses and raising colts. Dale's stallion was moved back to Kanab, but he would still like to raise paint horses at the ranch. Nellie told us that she felt it was dangerous to have a stallion on the ranch, and that it was dangerous to take colts along on the trail rides.

Ben said that Vance and Diane should be told to speak positive about the ranch and not to give their opinions when asked questions by members or other guests.

Val telephoned at this point. He bought a trash trailer to put by the upper cabins for \$100 and he will be bringing it to the ranch this weekend. He asked us to credit his account \$100 instead of giving him a check. Dale talked with Val about filing on Mud Spring and Val said that he would help. Dale reported that we finally got the Half Moon water right certificate today in the mail.

Ben suggested to Dale that instead of giving DSROA water rights to members, that we encourage the members to file an application with the state for .015 cubic second feet. This way the ranch would keep all of their water, and the members would get their water from the state of Utah.

We need to make some more reservoirs with a bulldozer at the upper end of the ranch, and we need to have Clark Lamb widen the roads and have Vance clean them up with the grader.

4-17-97

Todd Neimann was at the ranch and saw a lot of four-wheeler tracks all over the place in Slide Canyon. Todd thought people had been looking for shed horns. Maybe we should put a cable across all of private roads with "No Trespassing" signs posted. Ben suggested that maybe we should fence the county road. To keep outsiders off our private land.

Todd also told us that the state fish hatchery needs to get rid of their fish before they get too long. If they get too big, they tend to get diseased. All of the creeks and streams are flooding so the fish cannot be planted in them at this time. The fish hatchery is looking for places to get rid of their fish.

Terry Alderman has been to the ranch several times and thinks that the ranch looks pretty good. He believes that there are strong possibilities for extra income through the store, horseback riding, and cabin rentals if there was a sign posted. We do have a beautiful, new sign which was made by the forest service which will go up soon.

Dale would like to see the upper cabins open in April and being used. He said that we need to cover the water pipe. Ben suggested that we have Clark Lamb rebuild the hill and close off the lower road (this would also cover up the water pipe). We should buy a thermometer which registers the highs and lows to put in one of the upper cabins to keep track of the temperatures.

Dale would like to expand the season and use of the cabins in the off time. If the weather is bad, the people coming to the ranch could stay at the Holiday Inn instead of going to the ranch. Terry thinks that instead of expanding the season, we should think of ways to expand the income with the sign that says what is available at the ranch to do.

Nellie would like to have a copy of all of those who have not paid their assessment and a spreadsheet on income and expenses. We have not had one for this year.

Richard Cothem should have the well in Pipeline Canyon completed in the next month.

We have sold a lot of lots lately; a question was raised asking how much lots are selling for now. Dale said that the price has strengthened very strongly from \$7,000, \$8,000, \$9,000 and \$10,000 to \$19,500. In fact we have raised the price again, and all of our literature now says \$29,500. Terry was concerned that higher prices would mean higher property taxes.

Dale reported that the mountain bike festival has been delayed because the Forest Service will not give us a permit unless we give them access to the Great Western Trail. We have written to our Congressmen telling them that this is blackmail.

We have tried to create some different activities (like trail rides, etc.) to raise additional funds but it is not working very well.

4-17-91

Vance talked to Karon about paying his three children for working in the summer. There is \$200 a month budgeted for summer help from May - September. Last year we paid his niece, Amberly, \$100 a month. She is not coming back this year. His children do a lot of work at the ranch, and Vance and Diane pay them from their paychecks. This was okayed through the board. Ben suggested that they turn in a written report on what they have done each week. Maybe each child could also have a certain responsibility assigned to them. Ben thought Joseph could read the highs and lows on a thermometer and record them each day as well as keep track of a rain gage.

Terry thought it would look nice to have all of the Beckstead family dressed alike with "Deer Springs Ranch" or "Deer Springs Ranch, Manager" embroidered on their shirts and levis.

Submitted by,

Karon Jacobsen

DEER SPRINGS RANCH OWNERS ASSOCIATION  
MINUTES  
MAY 2, 1997

The following were present: Dale Clarkson, Ben Clarkson, Terry Alderman, Nellie Hoyt, Todd Neimann, and Karon Jacobsen.

Everyone liked the newsletter.

We visited with Vance and Diane for three hours on Wednesday.

We talked about the ranch and made some decisions.

We reviewed the letter which was sent to the members about creating a limited liability company and dividing the lots into two 10-acre parcels. If we amend the plat, it cannot be done behind anyone's back. Everyone would need to give their consent in order to divide their lot.

Dale will met with the Kane County Commission on Monday to set a date for a public hearing on dividing the lots. First, a certified letter will be sent to all DSR owners by the county (DSR will pay the cost--not DSROA), then a public notice will be placed in the local newspaper for four weeks, then there will be a public hearing, then a newsletter will be sent to all members, and then we will have our annual meeting to further discuss amending the DSR plat maps.

The minimum acreage allowed in the county is ten acres. We now have 300 20-acre parcels. If the plat is amended, we could have 600 10-acre parcels. People basically have two weeks time or 500 points. If a member owned ten acres, he would have one week or 250 points. Dale said that the demand for cabin time would be the same whether we have 300 members or 600 members. Most people only use one week cabin time now. If the lots were divided and had two different owners, the assessment would also be divided. Anyone wanting to divide their lot initially could have it done for no cost to them. Deer Springs Ranch will pay for the engineering and the new plat map drawings. If a lot owner chooses to divide his lot at a later time, he would have to pay the cost. All members can choose between having a 20 acre piece or a 10 acre piece. Dale feels that a ten acre lot would sell for \$30,000. Land near Paria is selling for \$2,000 to \$3,000 an acre. Dale said that everything we are doing will be helpful to all DSROA members or we will change it until it is.

We discussed what a limited liability company is. It is a corporate shield--it legally protects DSROA. If someone got hurt riding a horse and sued DSROA, they could get everything at the ranch except the 20-acre parcels. If the horses were in a separate company, then they would only get the horses and horse tack.

The DSROA board may still provide the leadership for an LLC or there may be another board of directors for each LLC we create.

Dr. Hall has mentioned that our airstrip is on the federal aviation maps, and he feels that the airfield should be fenced and not used as a public road.

Brent Robinson told Nellie Hoyt that he feels that we have pushed him out of the meadow. Dale responded by saying that Brent has a seven year lease, and we charge him \$8 per pair a month instead of \$12 we used to get from others. However, instead of DSROA taking care of his cattle, Brent Robinson is in charge of his own cattle. Two years ago, Brent started creating Indian rock art and thought he would quit ranching, but Lynette may continue to run cows. He thought he would cut back from 200 to 100 head and be able to put them on his own ranch. So we began looking for cattle to graze on the ranch or maybe to buy. Brent's art business went bad, and Goodfellows have hired him to run their ranches (Compas ranch and Goodfellow ranch). Brent may go out of the cow business, and we had to protect ourselves and made the decision to bring the longhorns into the meadow. Longhorn cattle have a good temperament and are as safe as an animal can be. Mother cows with calves are very protective and you have to watch out for them.

Clark Lamb is bulldozing and widening all roads ten feet on each side. There are a lot of trees that have been knocked down and need to be cleaned up. We need to encourage members to come to the ranch and take the firewood that is available.

Our next meeting will be held at 4:30 on May 14, 1997.

Submitted by,

Karon Jacobsen

**DSROA MINUTES  
JUNE 16, 1997**

Dale Clarkson, Terry Alderman, Karon Jacobsen, Ben Clarkson, and Nellie Hoyt were present at this meeting.

We had this meeting for the purpose of counting and recording the votes that the members mailed to the office in order to keep things moving at the annual meeting.

Dale asked the Board the following questions:

What do the members want the Board to do?

Are they concerned about their money they have invested in DSR being safe?

Do the members want us to try and protect them against liability? Do they want us to limit the liability? Nellie asked if we limited the liability and put the property and assets in a separate LLC would the owners still own the them.

Dale said that normally in a corporation the stockholders would like to see the value increase and that the company would become stronger instead of weaker. Terry commented that all land goes up in value. Dale would like to improve the enjoyment and the facilities. Nellie said that people are concerned about the assessments being raised.

Dale asked how we should spend the time in the annual meeting. Should we spend time on reports, shall we talk about changing the bylaws, shall we talk about something new?

We then counted and recorded the ballots that were mailed into the office.

We decided that we would serve cake, ice cream, and homemade root beer for refreshments.

Submitted by Karon Jacobsen



• Comments Exchanged  
• Journal Entry  
• Thoughts & Ideas  
• Agenda/Delegation, meeting  
• Conversations

JULY 1997

DAILY RECORD OF EVENTS

**17**  
**THURSDAY**  
1997 Day 137 of 187  
Week 28

OSROA

1 - COURTESY FOR CABINS.

2 - BRINKHOFF GATE

JOHN LIFTED A-W CLAIMED WATER GUY

3 - JOHN LOOK INTO GATE AT DAY LAKE.

CHANGE TO METAL GATE.

4 - JOHN PRODUCE EQUIPMENT CHARGES.

- RECONSTRUCT HOE - WORK @ \$35/HOUR

- GRADE CHARGE OUT @ 45/HOUR

15/HOUR JOHN 30/HOUR EQUIPMENT

5 - CALL BRINKHOFF TO VISIT ON

RELATIONSHIPS

DAVE

6 - SIGN OR FOR WORK OF

7 - PUT IN WATER LINES BY ANTHONY

AND LOOK AT SPRINKLER SYSTEM.

LAUREN

8 - NEW LLC

9 - BY LAKE



10 - PUT DRILL TANK OUT TO MACK.

11 - CHAIR (JOHN) FILL WOOD.

*added*  
*PRESENT*  
*JOHN*  
*DALE*  
*LARRY*  
*DIRK*

Deer Springs Ranch Owners Association Board Meeting

September 18, 1997

1. Entrance sign. *FRAME UP... CHECK ON SIGN PAINT PALE* ..... Larry
2. Karon's time and cost ..... Dirk  
*DIRK MOTION THAT WAGG'S ~~OWN~~ OVENISE OF 4,065 BE ADDED AS A NEW DEMAND THAT TO BE SATISFIED BY COLLECTING BACK DUES. LARRY 2008 VOTE 4 FOR 0 AGAIN*
3. Review new plat. .... Larry
4. Road grading and maintenance. *CURRENT THAT \$297 TO DATE*
  - a. John Pardoe time @ \$35/hour for hoe work and @ \$15/hour grader work ... John
  - b. Are we collecting anything for grader work from the members @ \$45/hr/ ... John *INCLUDE IN NEWS LETTER*
  - c. Status of roads *LOOK FOR DUMP TRUCK* ..... John
  - d. Culvert at Broad Hollow. .... John / Larry
5. BLM trespass notice. .... Dale / Larry
6. DSROA rental pool. .... *COST FIGURE* ..... Dirk 
7. Becksteads home addition. .... *PROVIDE HATER* ..... Larry
8. Brinkerhoff's relationship and right of way. *LEGAL DOCUMENT FOR RIGHT OF WAY* John / Dale / Larry
9. Furniture for cabins. .... *SPRING TIME* ..... Dale  
*SEND COPY OF BLM LETTER*
10. Water lines by rabbit pens for watering. .... Larry  
*MAPS FROM BOYLE, LOOK AT,*
11. New LLC for risk activities. .... Dale
12. By law changes. .... Dale / Larry
13. Put diesel tank out to the lot. *PA-R-A. HOUSE.* ..... *LARRY??* 
14. Hall wood from roads. .... ??
15. *ADVISORY BOARD INPUTS.*
16. *NEWSLETTER. ASK MEMBERS FOR HELP TO FIND TRACK*

Deer Springs Ranch Owners Association Board Meeting

October 16, 1997

- 1. Entrance sign ..... Larry
  - a. Check on price to paint signs. *SWAY HAPPY TRAILS ON BACK SIDE*
  - b. *USE BLOCK LETTERS*
  - c. *TALK TO BILL KEY ABOUT SIGN COST FOR MGTRE SLOPE BEN*
- 2. Karon's time and cost ..... Dirk
  - a. Book as non-demand debt. *COMPLETED*
- 3. Review new plat. .... Larry
  - a. Direction on amending the plat.
    - i. County commissioners meeting on the 20<sup>th</sup>.
      - (1) Documentation response to 26 items ..... Dirk
      - (2) Who presents. *ATTORNEYS*
    - ii. Special planning meeting. .... Dirk
- 4. Road grading and maintenance.
  - a. Include in newsletter the option for road work for pay. .... ?? ~~Dirk~~
  - b. Ideas for getting use of a dump truck. .... *JOHN/LARRY AD*
    - *NEED FINANCE WORK 1998 BUDGET*
  - c. Status of roads ..... *POOR*
    - SCHEDULE ON ROAD MAINTENANCE ABC - 1998 - DENISE SANDERS, DALL*
  - d. Specific list of road work and priority. .... Larry
    - MEDOW CANYON*
    - RODUNK PINNACD 1 DAY*
    - NO YEAR ROUND ROAD MAINTENANCE BY ASSOCIATION. HONORABLE JOHN AS USE GRADER AT NO COST WITH FUEL.*
  - e. Use agreement for graders ..... Larry
    - REPAIR 6 WHEEL GRADER. HENRY KEY OR KAREN CALM*
    - JOHN/LARRY*
  - f. Culvert at Broad Hollow. .... John / Larry
    - USE LARRY'S OLD WATER TANK*
    - OO CULVERT .5 MILE SOUTH OF BROAD HOLLOW*
    - OCT 25*
- 5. BLM trespass notice. .... Dale / Larry
  - NO MORE UPDATE FROM BLM. BLM SHOULD GET WITH US.*
- 6. DSROA rental pool. .... Dirk
  - a. Get data together *NEED TO DO*
- 7. Becksteads home addition. .... Larry
  - a. Propane heater, *VENTLESS, 2400 BTU.*

A-PASSABLE  
 2 WHEEL GRADER  
 SPRING-FALL C.  
 L DALL

- 8. Brinkerhoff's relationship and right of way. . . . . John / Dale / Larry
  - a. Need legal documentation for the right of way TALK TO NATHAN JOHN
  - b. Send a copy of the BLM letter to Brinkerhoff . . . . . Dale DONE

9. Furniture for cabins. . . . . Hold until spring

10. Water lines by rabbit pens for watering. . . . . Larry

a. Look at Doyle maps. OSRALL OSRRLC OSRLC

11. New LLC for risk activities. . . . . (AVIATION RECREATION) AND DATE  
 ASK ATKINS IF READY.

12. By law changes. . . . . HOLD FOR 10 MINS DATE LARRY

13. Put diesel tank out to the ranch house. . . . . Larry  
 - GET REGATE FROM CITY. . . . . DIRK

14. Hall wood from roads. . . . . ??  
 TALK WITH CHRISTOPHER. TRADE FOR AERIALS JOHN

15. Advisory board inputs. . . . . ??  
 - BUDGET -

16. Trees for the ranch - - - - - DSJ

17. Tables for the ranch  
 ✓ METAL LEGS . . . . . DIRK

18. Recreation area for the ranch

19. Newsletter ideas, NOVEMBER 10<sup>TH</sup> HITS THE MAIL . . . . . LARRY

- a. Help finding a dump truck. \$, ONE WHILE I SAW THE COVER STORY
- b. Members can hire road work to be done. - USE NEWSLETTER FORMAT,
- c. SUMMARIZING SOME
- d. WRITE ON LOT SPOT - ADVISORY BOARD
- e. INTERESTING INFORMATION

20. ~~NOVEMBER~~ NOVEMBER  
 17 18 19<sup>TH</sup> GREAT WESTERN TRAIL MEETING.  
 WILL TRY TO DETERMINE ROUTE THRU OR AROUND  
 THE RANCH.

21. PUBLIC QUALIFIED BY STATE WATER SOURCE

22. 1995 BUDGET

23. PUT DITCHES IN ORDER IN POND AREA.  
 USE VANCE



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### **DEER SPRINGS RANCH OWNERS ASSOCIATION ANNUAL MEETING JUNE 21, 1997**

The Deer Springs Ranch Annual Owners Association meeting was held June 21, 1997, at the lawn of the Garden Cabin. The meeting was opened with the members in attendance introducing themselves and telling where they live and which lot they own. Many new members were in attendance and were welcomed by the group.

A short history of the ranch was given by Dale Clarkson for the benefit of the new members. Then the time was turned over to the Ranch Managers, Vance and Diane Beckstead, for a word of appreciation to the members for making the ranch a wonderful place to work and serve.

Randy Brown, the accountant for the ranch, was given the floor to present the 1996-1997 budget and expenses. A copy of the financial records was handed out and many questions were asked about the money spent.

The meeting was turned over to Dale Clarkson for the explanation of the amendments to the DSROA Bylaws. After some discussion to clarify the changes the motion was made that in future years an agenda should be typed up and sent to the members at least ten days prior to the annual meeting to allow members to study and make their voting decisions at their leisure rather than in the five minutes allotted at the meeting. The motion was seconded, voted affirmatively, and will be put into effect for next year. The last three letters sent were an attempt to help us all to be better informed on these matters and help us work together to make decisions to improve the program at the ranch.

Seven different ballots had been prepared for voting. The amendments were as follows:

#### **Ballot #1**

It is proposed that the Bylaws and CC&R's be modified to allow owners to divide their presently owned parcels into two equal parcels thus dividing their unit at Deer Springs Ranch into two half-units with two half-votes. **YES 234 NO 38**

**Ballot #2**

It is proposed that high risk activities of Deer Springs Ranch Owners Association be placed in a separate company or subcontracted to a third party to limit the exposure of the ranch and its members.    **YES 244      NO 4**

**Ballot #3**

It is proposed that the real estate known as the common area of Deer Springs Ranch be placed in a limited liability company managed by Deer Springs Ranch Owners Association and Dale E. Clarkson according to their ownership.    **YES 163      NO 6**

Because the Bylaws indicated that we should have a five member board and sometime in the past it had gone to a seven member board and because some of the present board members were not able to continue on the board, it was proposed that the current board be dissolved and that a whole new board be elected. This was Ballot #4.

**Ballot #4**

It is proposed that we remove all present directors and return to a board of directors consisting of five members as called for in the Bylaws.    **YES 174      NO 8**

**Ballot #5**

See copy enclosed.    **YES 162      NO 5**

**Ballot #6**

See copy enclosed.    **YES 162      NO 5**

**Ballot #7** - was an actual voting in of the directors. The members in attendance were asked what qualities they would like people to have in serving on the board of directors. Val Cram, a current member of the board and an active participant for 20 years, answered this questions with a moving speech about people who love America, who love the ranch, who love children and enjoy seeing them at the ranch. He suggested someone who can attend all the board meetings and be actively involved in improving the ranch programs. Someone who has business sense and an ability to work well with people would be a requirement.

Val asked that his name be removed from the board because of other personal commitments and that John Pardo be nominated in his place. This was followed by several other people nominating others for the positions on the board.

Dale White asked who Dale Clarkson would like to work with and suggested, "We give Dale (Clarkson) who he wants on the board.

The voting for the Board was then taken and counted. The new Deer Springs Ranch Owners Association Board of Directors for the 1997-1998 season are:

**Dale Clarkson, Larry Clarkson, Dirk Clayson, Ben Clarkson & John Pardo**

All six amendments were passed with a very large margin and will be put into effect. If any of you have questions on the information that changed with this voting, please let us know.

An overall feeling of unity and cooperation was felt from all the members present and most were pleased with the outcome of the meeting. The new board hopes to be very strong in improving the programs, reducing the risks, and setting some standards for an excellent ranch experience for everyone involved.

The meeting was then adjourned with refreshments.

The possibility of amending the plat map was still dependent on the Kane County Commission's judgment. We are happy to announce that the members' desire to allow this was presented to the commission on June 23 and the commission gave their approval to divide the parcels. Dale Clarkson and other board members will be meeting with the engineers to consider cost and plan to put this decision into effect. The note was made at the meeting that Clarkson Properties, as the developers of Deer Springs Ranch, will cover the cost of the plat map amendment. Changes in the physical lots--roads to lots and staking of corners-- will be the responsibility of the lot owners.

Final approval of the amended plat will need to take place after each lot owner who wants to divide their lot makes a decision on the division boundary and the engineering work is done to draft a new plat map. We do not anticipate any problems with final approval as the county commission has voted to move ahead.

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**IF YOU WOULD LIKE TO DIVIDE YOUR LOT, PLEASE RETURN THE ENCLOSED  
YELLOW SHEET NO LATER THAN JULY 30, 1997.**

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#### DEER SPRINGS RANCH FLORA AND FAUNA GAME

A new game which will be available at the ranch was introduced to the members at the annual meeting, authored by JoAnn Michelsen, Lot 168. This is a game to encourage visitors to notice and learn about the flowers, trees, wildlife, birds, and historical sites on the ranch. Copies will be available in the cabins or at the headquarters. Members who can follow a map and locate different varieties of these things at the ranch will receive a small treat at the general store. Mr. Larry Baer, a retired botanist, has been taking pictures and identifying these in the past and will be collecting information to help us all learn what to look for. Ask about this when you arrive at the ranch and happy hunting.

Drop us a note on your suggestions.

**10. SALE OF MEMBERSHIPS BY MEMBERS**

A proposed sale of an Association membership (and its inseparably connected property unit in the Ranch) shall be subject to a right of first refusal vested in Deer Springs Ranch Owners Association Board of Directors for a period of 30 days. All proposed sales must be in writing and received by Deer Springs Ranch Owners Association, 30 East Center, Suite 200, Kanab, Utah 84741. The 30-day period begins upon receipt by Deer Springs Ranch Owners Association of a written proposed sale.

**11. LIVESTOCK GRAZING**

All livestock shall have unlimited grazing access to all the Ranch land. Members desiring to fence livestock out of their individual parcel shall do so at their own expense.

**12. WATER RIGHT**

All members will receive a .25 acre foot water right with each 20 acre Deer Springs Ranch unit. Such water right shall remain in the name of the Association until the member is ready to drill a well. At that time, the Association will prepare a Quit-Claim Deed to the member. (See Annual Meeting Minutes of June 22, 1996.)

A water right is inseparably connected to an Association lot and cannot be sold or transferred.

**13. AMENDMENTS**

These Bylaws may be amended by an affirmative vote or written consent of a least a two-thirds (2/3) majority of all votes cast.



## **BALLOT #5**

Name \_\_\_\_\_ Lots Owned \_\_\_\_\_ Proxy Votes \_\_\_\_\_

### 1. PRESENT BYLAW:

#### 2. MEMBERSHIP

Membership in the Association is strictly limited to 300. Each property unit of the ranch is inseparably connected with one membership in the Association. The owner of each property unit shall be called a member and shall be entitled to one vote in all Association matters requiring a vote. Utah Properties, Inc., is entitled to one vote for each unsold property unit.

### 2. IT IS PROPOSED THAT WE AMEND THE BYLAWS AS FOLLOWS:

#### 2. MEMBERSHIP

Membership in the Association is limited to 300 "A", "B", and "C" whole units or 600 "A", "B", and "C" half units. Each 20/30-acre property unit of the ranch is inseparably connected with one "A" membership in the Association or each 10/15 acre property unit is inseparably connected to an "A" half membership. All membership certificates issued prior to June 21, 1997, include "A", "B", and "C" memberships.

**Membership "A"** is inseparably connected to each property unit entitling the owner to enjoy the roads, trails, common areas, and general surveillance of the ranch.

**Membership "B"** entitles the owner to enjoy two weeks cabin time, fishing, horseback riding, petting zoo, family reunions and benefits previously regulated by our point systems (500 points). A half membership will receive 250 points.

**Membership "C"** entitles the owner to own an interest in the common area through Deer Springs Ranch Owners Association. The owner of each "C" membership shall be entitled to one vote for 20/30 acres and one-half vote for 10/15 acres in all Association matters requiring a vote. Clarkson Properties, Inc., is entitled to one vote for each unsold 20/30 acre property unit and one-half vote for each unsold 10/15 acre property unit.

Each membership will be assessed annually to fund the budget developed by DSROA for each kind of membership beginning January 1, 1998.

VOTED YES 162 NO 5

## BALLOT #6

Name \_\_\_\_\_ Lots Owned \_\_\_\_\_ Proxy Votes \_\_\_\_\_

### PROPOSED CHANGES TO THE DSROA PROTECTIVE COVENANTS AND RESTRICTIONS

The present wording in paragraphs being reconsidered are as follows:

11. **DIVISION OF PROPERTY** - No member acquiring an interest in the land described in Schedule "A" shall be allowed to divide the interest acquired in said property into a smaller interest than it was when first acquired by the original member.

12. **EASEMENTS** - All lots are subject to utilities, access and drainage easements as specified on the recorded plat.

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It is proposed that we make changes to read as follows:

11. **DIVISION OF PROPERTY** - A member acquiring an interest in the land described in Schedule "A" shall be allowed to divide the interest acquired in said property into a smaller interest when allowed by county zoning.

12. **EASEMENTS** - All lots are subject to utilities, access and drainage easements as specified on the recorded plat and established by prior use.

VOTED YES 167 NO 3

RETURN BY JULY 30, 1997

We own Lot (s) \_\_\_\_\_ at Deer Springs Ranch.

All requirements of Utah Law 17-27-808 to amend a subdivision plat have been met in the request of Deer Springs Ranch, and the Commissioners of Kane County approved the right to amend. Only the owners of a lot can authorize a plat change. Our record shows that you have \_\_\_\_\_ have not \_\_\_\_\_ authorized such a change. Please divide our lot as indicated by our line on the plat below or as suggested by Dale Clarkson (red line).

\_\_\_\_\_  
Owner's Name (please print)

\_\_\_\_\_  
Owner's Authorization Signature

\_\_\_\_\_  
Date

Please note that final approval of the amended plat can only be done after you send this form back with the corrected information and the engineering work is completed. We will let you know when the final plat is approved. Please return this form to Deer Springs Ranch Owners Association. If we do not receive this form back by July 30, 1997, your lot will be divided as per the red line if you have given previous authorization; otherwise your lot will not be divided.