

DSROA 1999 POLICY CHANGES

DSROA OFFICE:

1. Open and use DSROA P.O. Box.
2. Budget and pay for DSROA office telephone line.
3. Print new letterhead, envelopes and reservation card using P.O. Box and phone number.
4. Print information/instruction form to be sent to all non-member renters with confirmation. Explain: Rustic co-op cabins, no power, cleaning policy, refund policy.
5. Discontinue the present rental pool. All unused cabin time will be considered DSROA time. DSROA will continue to rent cabins as vacancy permits with all funds returning to the DSROA budget under building and facilities income. Member may rent their unused time. Reservations will be made in the owner/renters name and owner will remain responsible for any damaged or uncleaned cabin and collecting money.

POINT SYSTEM:

6. Develop and use one combined tracking form for reservation, confirmation, insurance waiver, activity sign-up, check-in, check-out, cabin cleaning, point system accounting, and billing if any. See attached sample.
7. Charge a flat rate of like 10 points to fish plus 3 points for each fish kept. Use the tracking form to know if guests fish at all.

STAFF:

8. All staff must keep a log of their work related tasks and activities. This log should be on a standardized form and turned in monthly.

DEER SPRINGS RANCH CABIN INFORMATION

CABIN #1 - SLEEPS 16 - 130 POINTS PER WEEK OR 130 POINTS/\$130 PER NIGHT - (2 night minimum for rental)

4 BEDROOMS - 2 BATHS

1 QUEEN BED, 5 DOUBLE BEDS, 2 TWIN BEDS, HIDE-A-BED, CRIB

CABIN #2 - SLEEPS 8 - ¹⁰⁰100 POINTS PER WEEK OR 90 POINTS/\$90 PER NIGHT - (2 night minimum for rental)

3 BEDROOMS - 1 BATH

2 QUEEN BEDS, 2 TWIN BEDS, HIDE-A-BED, CRIB

CABIN #3 - SLEEPS 10 - 100 POINTS PER WEEK OR 100 POINTS/\$100 PER NIGHT - (2 night minimum for rental)

5 BEDROOMS - 1 BATH

1 QUEEN BED, 4 DOUBLE BEDS, CRIB

CABIN #4 - SLEEPS 6 - ⁸⁰80 POINTS PER WEEK OR 80 POINTS/\$80 PER NIGHT - (2 night minimum for rental)

1 BEDROOM AND A LOFT - 1 BATH

1 QUEEN BED, 1 DOUBLE BED, 2 TWIN BEDS

CABIN #6 - SLEEPS 8 - 90 POINTS PER WEEK OR 90 POINTS/\$90 PER NIGHT (2 night minimum for rental)

2 BEDROOMS - 2 BATHS

2 DOUBLE BEDS, A SET OF BUNKBEDS, HIDE-A-BED

CABIN #7 - SLEEPS 10 - 100 POINTS PER WEEK OR 100 POINTS/\$100 PER NIGHT - (2 night minimum for rental)

3 BEDROOMS - 1 BATH

1 QUEEN BED, 3 DOUBLE BEDS, HIDE-A-BED

CABIN #8 - SLEEPS 10 - 100 POINTS PER WEEK OR 100 POINTS/\$100 PER NIGHT - (2 night minimum for rental)

3 BEDROOMS - 1 BATH

1 QUEEN BED, 3 DOUBLE BEDS, HIDE-A-BED

CABIN #9 - SLEEPS 8 - 90 POINTS PER WEEK OR 90 POINTS/\$90 PER NIGHT - (2 night minimum for rental)

2 BEDROOMS - 2 BATHS

2 DOUBLE BEDS, 1 SET OF BUNKBEDS, HIDE-A-BED

CABIN #10 - SLEEPS 7 - ⁸⁵85 POINTS PER WEEK - OR 85 POINTS/\$85 PER NIGHT - (2 night minimum for rental)

2 BEDROOMS - 2 BATHS

2 DOUBLE BEDS, 1 TWIN BED

GARDEN CABIN - SLEEPS 22 - 210 POINTS PER WEEK OR 210 POINTS/\$210 PER NIGHT - (2 night minimum for rental)

6 BEDROOMS - 4 BATHS

1 QUEEN BED, 7 DOUBLE BEDS, 2 TWIN BEDS, 2 SETS OF BUNKBEDS, CRIB

**MEMBERS MAY USE THEIR POINTS FOR 1 CABIN WEEKS PER YEAR ~~ONE WEEK FROM MEMORIAL DAY THROUGH LABOR DAY~~.
MEMBERS MAY USE THEIR POINTS TO RENT ADDITIONAL CABIN TIME ON A DAILY BASIS.**

Horseback riding is available for 10 points (\$10) per hour per rider plus 10 points or \$10 per group for a wrangler fee.

Fishing is available at 10 points (\$10) per cabin plus 3 points (\$3) per fish.

There is basically no electricity. We have propane refrigerators, stoves, hot water heaters, and lamps.

The cabins are furnished, the beds are made and there are towels in the bathrooms. The kitchens have eating and cooking utensils. There are wood stoves in all cabins except 9 and 10. Cabins 9 and 10 have gas heat.

Bring your food, clothes, fishing poles, bicycles, boots (for riding), a flashlight, a camera, binoculars, games, books, a jacket for the evening, and an ice chest full of ice.

DEER SPRINGS RANCH, 30 EAST CENTER STREET, P. O. BOX 254, KANAB, UTAH 84741

(435) 844-3007

AGENDAS AND MINUTES

**DSROA AGENDA
MEETING AGENDA**

Meeting Title: Deer Springs Ranch
Owners Association
Date: 1/14/99

Start Time: 3 P.M.
Stop Time: 6 P.M.
Place: Clarkson Properties office

1. Ben Clarkson- President
2. Paul Ford- Vice President
3. Nyle Willis- Secretary/Treasurer.
4. John Pardo

5. Dale Clarkson
6. Vance and Diane Beckstead
- 7.
- 8.

Items to be Discussed

- | | |
|--|-------------------------------------|
| 3:00 Call to order | 5:00 Agriculture Committee |
| | Grazing Lease |
| 3:10 Approval of minutes of the last meeting | Building and Facilities Committee |
| | Livestock and Wild life Committee |
| 3:15 Financial Report | Water rights and Resource Committee |
| 3:30 Future of DSR-Nyle | 5:30 Beckstead Report |
| | Beckstead new action items |
| 4:00 Authorize Payment Programs | 5:55 Confirm Next meeting |
| 4:15 DSROA land in new L.L.C. | 6:00 Adjourn |

Action Items

Who

DSROA NON PROFIT

DSR 2000

DSR RISK CATTLE BULLS HORSE CATS PONDS

DSR STRIP

LLC VS CORP C

WHOLLY OWNED CORP

POLES

ROY POOL

DEER SPRINGS RANCH OWNERS ASSOCIATION BOARD MEETING

January 14, 1999



Board members present: Paul Ford, Nyle Willis, Ben Clarkson, Dale Clarkson.

Others present: Vance Beckstead

1. Minutes

The minutes of November 12, 1998 were reviewed. Paul Ford made a motion seconded by Dale Clarkson to approve the minutes. All voted aye.

2. Financial report

Ben Clarkson gave financial report. We will be sending out assessments shortly to help with cash flow. There is some "fine tuning" of the budget required before submission to the members.

3. Payment program

Ben Clarkson reported that some members had expressed a desire to make payments on their annual DSROA assessments. Ben made a motion seconded by Nyle Willis to take no action against delinquent accounts as long as payments are being made on a timely and adequate basis to pay off delinquent amounts. There would also be a minimum payment requirement of \$ 50.00 monthly. All voted aye.

4. Limited Liability Company

There was some discussion about transferring ownership of either Association common land or high risk activities into a LLC for liability protection purposes. The matter was tabled for discussion with legal counsel.

5. Grazing lease

There was discussion about the grazing lease with Robinsons. It was proposed that Robinsons will be required to move their cattle more to fully utilize the vegetation available and they will need to acquire a membership in the Association so as to qualify for BLM grazing. The grazing fees will probably need to be adjusted for equity in membership.

6. Water rights

Dale Clarkson reported that the water piping project had been completed over in the John Brown area. He is going to put together a master water plan for the ranch house area.

7. Beckstead report

Vance Beckstead reported on continuing to locate survey corners for cross fencing and grazing purposes. Apparently some corners no longer exist or the survey was never done.

Vance is redoing the fence into headquarters and has started remodel on cabin # 6. He reported that new showers and bathrooms are being built in cabin # 6. Vance asked for suggestions on getting some new beds for cabins. Some of the beds are in need of replacement.

8. Adjourn

Ben Clarkson made a motion to adjourn seconded by Paul Ford. All voted aye. (5:15p.m.)

DEER SPRINGS RANCH OWNERS ASSOCIATION BOARD MEETING

February 11, 1999

3:00 P.M.

Board members present: Paul Ford, Nyle Willis, Ben Clarkson, John Pardo,

Dale Clarkson (arrived at 4:00 p.m.)

Others present: Vance Beckstead



1. Minutes

The minutes of January 14, 1999 were reviewed. Ben Clarkson made a motion seconded by Paul Ford to approve the minutes. All voted aye.

2. Financial report

Ben Clarkson gave financial report. The assessments are starting to come in now and will allow repairs to be made on cabins etc.

3. Road problems

There was much discussion about the haphazard construction of roads by individuals on the ranch especially in the area west of headquarters. John Pardo made a motion seconded by Paul Ford that all new roads on the ranch must be approved in writing by the Board before construction or trespass unless the road is on the owner's own private property. All voted aye.

4. Grand Staircase Escalante National Monument

Dale Clarkson gave some information on the possibility of the BLM closing some of the roads in the GSENM and the adverse effects of that action on some of the ranch roads. Dale made a motion seconded by Paul Ford that DSROA become actively involved in resisting the closure of roads that will affect the ranch. All voted aye.

6. Point system at ranch

Ben Clarkson presented some revisions to the point system used at the ranch. There has been much confusion about how the system works and the number of points assigned to various activities and cabins. Ben Clarkson made a motion seconded by Nyle Willis to accept proposal "B" showing the cabin information with the point system and establishing each point is worth \$ 1.00. Members will also be issued 375 points in 1999. All voted aye.

Dale Clarkson made a motion seconded by Paul Ford to allow the ability to carry forward 1/2 of any unused points to the next year. All voted aye except Ben and he voted nay.

Cabin reservations

There are a small number of owners with multiple lots who have reserved a substantial amount of cabin time for the 1999 year especially in the upper cabins. There was some discussion as to the appropriate amount of time that could be reserved and whether there should be a peak season and an off season for cabin reservations. In an effort to more fairly allocate cabin time to all members, Nyle Willis made a motion seconded by Paul Ford that the cabin reservation policy be changed retroactive for the 1999 season and forward as follows: Members in "good standing" (those meeting all membership and dues requirements) may make advance reservations for up to one "cabin" week per twenty acre lot membership for the period of time between Memorial Day and Labor Day, those holidays inclusive. Any vacant cabin time existing within a thirty day period may be reserved and used by any

member in "good standing" by using the established point system. All voted aye. (See March, 1999 minutes)

DEER SPRINGS RANCH OWNERS ASSOCIATION BOARD MEETING

February 11, 1999 (continued)



7. Cabin reservations (continued)

Nyle Willis made a motion seconded by Paul Ford that a member in "good standing" must be current in paying all dues or assessments in arrears and make a deposit of at least \$ 200.00 of the current year's (year in which reservation is requested) assessment before reservation will be acknowledged. Payment should be received within three days of any telephone contact for that reservation to be valid. "Good standing" also requires that the balance of any unpaid assessments must be made by March 31 for the reservation to be held beyond that date. Ben was absent for the vote, Nyle, Paul, and John voted aye. Dale voted Nay. (See March, 1999 minutes)

8. Vance Beckstead report

Vance reported on an insurance seminar that he had attended. They gave some guidance on limiting liability in ranch activities. One concern was to make sure that advertising was truthful and didn't give false impression. He will give Ben details of information received.

He reported that the showers in cabin # 9 had been repaired and had some bids on building repair. The bids will be taken under advisement to see if budget and funding are available.

9. Rescind 4/15/1998 action

Nyle Willis made a motion seconded by Paul Ford to rescind the action taken by the Deer Springs Ranch Owners Association Board of Directors on April 15, 1998 to place all real property, water rights, buildings, mineral rights and land owned by Deer Springs Ranch Owners Association in an limited liability company with DSROA owning two thirds and Dale Clarkson owning one third, because of questionable legal precedent and lack of a vote of the membership of the Association. All voted aye. Ben Clarkson absent.

10. Adjourn

Nyle Willis made a motion seconded by Paul Ford to adjourn. All voted aye. 6:51 p.m.

DEER SPRINGS RANCH OWNERS ASSOCIATION BOARD MEETING

March 8, 1999

3:00 P.M.

Board members present: Paul Ford, Nyle Willis, Ben Clarkson, John Pardo,
Dale Clarkson

Others present: Vance Beckstead



1. Minutes

The minutes of February 11, 1999 were reviewed. Ben Clarkson made a motion seconded by John Pardo to approve the minutes. All voted aye.

2. Financial report

Ben Clarkson gave financial report. Ben talked about setting up a savings account to save for year end expenses. Nyle Willis made a motion to open a savings account for year end expenses seconded by Ben Clarkson. All voted aye.

3. Annual meeting

There was discussion about the timing for annual meeting and elections. There was suggestion that a meeting in the fall would give new board members time to get up to speed before season starts. It would also allow new board members the opportunity to operate under their own budget. Ben made a motion to look for an appropriate date and then make a decision on annual meeting. Seconded by Nyle. All voted aye.

4. Roads

Ben Clarkson reported that the road in Slide Canyon needed repairs as do most roads after the 1998 storms. There was discussion about the proposed closure of some roads in the GSENM. We need to be actively involved in those decisions about closing any roads in the vicinity of the ranch. Ben made a motion seconded by Dale to have the road committee determine which roads at the ranch are important to protect and specify these roads to the County.

Ben read a letter from Clyde Nixon requesting a new road be made into lot 150 from the East side of the lot. Any roads affecting adjoining lots through easement or otherwise needs to have the specific approval of the Board and adjoining lot owners before building road.

5. Summer employees

Ben read some letters from prospective employee's asking for summer employment. There was some discussion as to labor needs at ranch.

6. Non member use of ranch

There was discussion as to appropriate use of ranch by non members. The question as to whether they have any rights at the ranch or do they need to be owners. Some members have allowed others to live on their lots in violation of ranch CC and R's. The CC and R's only allow one home per parcel and Board needs to enforce the rule.

**DEER SPRINGS RANCH OWNERS ASSOCIATION
BOARD MEETING**

March 8, 1999 (continued)



7. Cabin reservation policy

Dale Clarkson made a motion to repeal the cabin reservation policy passed February 11, 1999 limiting cabin use to one week per membership from Memorial Day to Labor Day. Seconded by Paul Ford. All voted aye except for Nyle Willis who voted nay.

8. Reservation deposit

Dale Clarkson made a motion to repeal the reservation deposit requirement passed February 11, 1999. Ben Clarkson seconded the motion. Dale, Ben, and John voted aye, Paul abstained and Nyle voted no.

9. Annual dues deadline

Dale Clarkson made a motion to require dues to be paid by March 1, 2000. After March 1, delinquent accounts will be assessed interest from March 1. Seconded by Ben Clarkson. All voted aye.

10. Headquarters water system

After some discussion on raising funds to finish new water system, Ben Clarkson made a motion seconded by John Pardo to set a individual hook up fee to the new tank and system and around \$ 5,000 each and see if there is any interest in connecting. All voted aye.

11. Truck allowance

Nyle Willis made a motion seconded by Ben Clarkson to allow Vance Beckstead a \$50.00 per month allowance for truck expenses until a decision could be made on a long term solution for a ranch vehicle. All voted aye.

12. Beckstead report

Vance reported on the need to acquire new gas stove for cabin no. 1. He reviewed bids received to repair the headquarter's barn roof with metal and replace the deck on cabin no. 1. There was discussion as to hiring Clark Lamb to blade the ranch roads and have Robinsons do some culvert and gravel road repair.

13. Adjourn

Nyle Willis made a motion seconded by John Pardo to adjourn. All voted aye.

**DEER SPRINGS RANCH OWNERS ASSOCIATION
BOARD MEETING**

April 8, 1999
3:00 P.M.

Board members present: Paul Ford, Nyle Willis, Ben Clarkson.

Others present: Vance Beckstead, Diane Beckstead.



1. Minutes

The minutes of March 8, 1999 were reviewed. Ben Clarkson made a motion seconded by Paul Ford to approve the minutes. All voted aye.

2. Financial report

Ben Clarkson gave financial report. Ben made a motion seconded by Nyle Willis to bill delinquent accounts on a monthly basis during the summer months. All voted aye. Ben reported that money has been set aside in a bank certificate of deposit to cover year end expenses.

3. Annual meeting

There was discussion about setting the annual meeting date to September 24 and or 25. No final date was set other than it was agreed to have the meeting in September instead of June.

4. Summer employees

Nyle Willis made a motion to allow \$ 300.00 per month paid to the Beckstead children as wages for six months. Vance and Diane will decide on appropriate allocation of compensation. Seconded by Paul Ford. All voted aye.

5. Agriculture

Vance Beckstead reported that he had planted crested wheat grass in the flood control areas to help stabilize the soil.

6. Buildings

Ben made a motion seconded by Paul Ford to have Robinsons begin construction of a new deck on cabin one and replace the barn roof. All voted aye.

7. Gravel pit

Ben and Vance will meet with Robinsons for a place to screen gravel for road construction, erosion, etc.

8. Water system

Ben reviewed a letter sent to all adjacent lot owners of new water tank to see if any interest in connecting to system. Connection fees will be in the area of \$ 5,000.00 with a user fee charged for water use.

**DEER SPRINGS RANCH OWNERS ASSOCIATION
BOARD MEETING**

April 8, 1999 (continued)



9. North boundry fence

Diane Beckstead reported on the fence she rebuilt at the North end of meadow replacing rail fence. The rail fence was broken down and cattle were getting through and damaging relationship with Forest Service. The fence will be finished with pole rails out from gate for a distance to improve ashetics of fence.

10. Adjourn

Nyle Willis made a motion seconded by Paul Ford to adjourn. All voted aye.

DEER SPRINGS RANCH OWNERS ASSOCIATION BOARD MEETING

May 13, 1999
3:00 P.M.



Board members present: Paul Ford, Dale Clarkson, Ben Clarkson.

Others present: Vance Beckstead.

1. Minutes

The minutes of April 8, 1999 were reviewed. Ben Clarkson made a motion seconded by Paul Ford to approve the minutes. All voted aye.

2. Financial report

Ben Clarkson gave financial report. There is over \$ 12,000 in checking account and \$ 15,000 in a certificate of deposit at \$4.4% interest rate.

3. Annual meeting

After some discussion, Paul Ford made a motion to set the date for the annual meeting to be held in Kanab on September 11, 1999 at 1:00 P.M. Dale Clarkson seconded the motion. All voted aye.

4. Newsletter

There was a discussion of items to be included in an upcoming newsletter. Some of the items discussed: Annual meeting, point changes, Monument and wilderness concerns, and new Association telephone number.

5. Road issue

There was some discussion as to a letter Nyle Willis had written to the Board concerning a road that Dale Clarkson had directed to be built south of the upper cabins across BLM lands. Ben Clarkson made a motion seconded by Paul Ford to table the issue until he had met with Nyle and they could get more information on it. All voted aye.

6. New cabins

There was discussion on building some new cabins. Paul Ford questioned Dale about having a meeting with association members in Kanab concerning needs and direction of the Ranch without including an invitation to all Board members. Dale stated that it was none of the Board's business.

7. Committee reports

Some of the committee reports made: Robinsons have moved their cattle on to the ranch for grazing. Robinsons are nearing completion on new deck for cabin no. 1. Fish were delivered to the ranch on May 12. Clark Lamb is still grading the ranch roads.

8. Motorcycle race

Dale Clarkson made a motion seconded by Paul Ford to send a letter to Frank White stating that the fees charged for a motorcycle race at the ranch would be \$ 10.00 each racer with a \$ 2,500.00 minimum along with an agreement and signed waivers.

**DEER SPRINGS RANCH OWNERS ASSOCIATION
BOARD MEETING**

May 13, 1999 (continued)



9. Skeet range

Ben Clarkson made a motion seconded by Paul Ford to set up a skeet range at the ranch for recreation and to raise some funds. All voted aye.

10. Adjourn

Paul Ford made a motion seconded by Dale Clarkson to adjourn. All voted aye. 6:20 P.M.

**DEER SPRINGS RANCH OWNERS ASSOCIATION
BOARD MEETING**

June 10, 1999
3:00 P.M.



Board members present: Paul Ford, Dale Clarkson, Ben Clarkson, Nyle Willis, John Pardo.

Others present: Vance Beckstead.

1. Minutes

The minutes of May 13, 1999 were reviewed. Paul Ford made a motion seconded by Ben Clarkson to approve the minutes. All voted aye.

2. Financial report

Randy Brown was not available to prepare information on finances. Ben expressed concern that a \$10,000.00 note owed to Nyle Willis had not been paid because of lack of funds. Dale indicated that he had not been able to pay his assessments because of lack of expected sales. Ben will work on collections.

There was some discussion as to how to deal with delinquent accounts. Paul Ford made a motion seconded by Nyle Willis to send letters reminding of the procedure to place liens on lots with assessments over two years delinquent. John, Nyle, Paul, and Ben voted Aye. Dale abstained from voting.

Dale made a motion seconded by Paul Ford to have Ben and Nyle evaluate financial considerations to see when funds may be available to pay Nyle's note and also meet all current bills. All voted aye.

3. Nyle Willis road letter Closed Meeting

A letter that Nyle Willis had written to the Board concerning a road constructed across BLM administered land was discussed. After some discussion, Nyle Willis made a motion seconded by John Pardo to go into closed meeting to discuss possible litigation. All voted aye. Nyle Willis made a motion seconded by John Pardo to go out of closed meeting. All voted aye.

4. Resolution 1999-1

Nyle Willis made a motion seconded by Paul Ford to adopt Resolution 1999-1, A resolution identifying the act of building a road in a westerly direction from the upper cabins across BLM administered lands and repudiating any involvement in building that road. In roll call vote those voting aye: Nyle Willis, Paul Ford; those voting nay: Dale Clarkson, John Pardo, and Ben Clarkson.

5. BLM Road

After some discussion as to how to best handle the above issue of the BLM road, John Pardo made a motion (sic) "That DSROA Board having become aware that Dale Clarkson in 1996 or 1997 directed on his own volition that a road be constructed on BLM ground and that action did not meet with approval or direction of DSROA Board, and that remedial action of closing that road be done immediately"(sic). Seconded by Dale Clarkson. Ben, John, and Dale voted aye. Nyle and Paul voted nay.

DEER SPRINGS RANCH OWNERS ASSOCIATION BOARD MEETING

June 10, 1999 (continued)

6. Committee reports

Grazing - Doug Hunt has moved his cattle into meadow. Doug will need to fence the meadow to effectively utilize the feed there. Robinsons need to maintain a rotation schedule for their cattle.



Roads - The Board discussed the possibility of purchasing the materials to construct cattle guards at four locations around the ranch. Nyle made a motion seconded by John to have Larry Clarkson rebuild and lift the cattle guard at the Podunk entrance. All voted aye.

There was some discussion on having the BLM identify the legal roads in the Podunk area. There was also some discussion on whether County should have ownership and responsibility for roads in Podunk.

7. Adjourn

John Pardo made a motion seconded by Nyle Willis to adjourn. All voted aye.

DEER SPRINGS RANCH OWNERS ASSOCIATION BOARD MEETING

July 8, 1999
3:00 P.M.



Board members present: Dale Clarkson, Ben Clarkson, Nyle Willis.

Others present: Vance Beckstead.

1. Minutes

The minutes of June 10, 1999 were reviewed. Nyle Willis made a motion seconded by Dale Clarkson to approve the minutes. All voted aye.

2. Financial report

Ben gave a report on financial condition of DSROA. There are a number of delinquent assessments. Ben will work on collections.

3. Collections

There was some discussion about collecting delinquent accounts. Ben Clarkson reported that there were liens already filed against about seven lots. Nyle Willis made a motion seconded by Dale Clarkson to have Attorney Barry Clarkson follow up on collection of delinquent accounts with appropriate procedures. All voted aye.

4. Annual meeting

The annual meeting is set for September 11, 1999 at 1:00 p.m. to 4:00 p.m. Ben will find a location for the meeting to be held. Nominations for the DSROA Board of Directors and all agenda items will be requested to be submitted timely so that they can be placed on the agenda before the meeting. Only agenda items will be considered at the meeting.

5. Vance Beckstead report

Vance reported that all gates on the ranch now have DSR locks and no personal locks on ranch roads. Ben asked about the supply of Bass fish. We hope to plant them this Fall.

Robinsons gave a bid of \$ 1.00 per foot to gravel road. Lot owners in the area will participate in the cost of the gravel.

Vance has located a site for a skeet range. It is located South West of head quarters near the wash.

6. Roads

Clark Lamb has finished blading the roads at the ranch. There was some discussion on how to assess the Podunk lot owners for the extra work done on the roads in that area to repair BLM trespasses and fix roads for personal access. Dale Clarkson made a motion seconded by Nyle Willis to bill Podunk property owners for half of the cost of the work on the Podunk roads. All voted aye.

**DEER SPRINGS RANCH OWNERS ASSOCIATION
BOARD MEETING**

July 8, 1999 (continued)



7. Water issues

Dale Clarkson discussed letters from State agencies concerning additional wells and water system needs.

8. Adjourn

Nyle Willis made a motion seconded by Dale Clarkson to adjourn. All voted aye.

DEER SPRINGS RANCH OWNERS ASSOCIATION BOARD MEETING

August 12, 1999
3:00 P.M.



Board members present: Dale Clarkson, Ben Clarkson, Nyle Willis, Paul Ford, John Pardo.

Others present: Vance Beckstead.

1. Minutes

The minutes of July 8, 1999 were reviewed. Nyle Willis made a motion seconded by Dale Clarkson to approve the minutes. All voted aye.

2. Financial report

Ben Clarkson gave a report on financial condition of DSROA. Ben gave a report on delinquent assessments. We have over \$ 30,000.00 in uncollected receivables.

3. BLM Trespass

Ben Clarkson reported that the trespass repairs had been completed in the Podunk area on BLM lands. We have asked for approval of work done on the trespass and hopefully will receive approval by BLM.

4. Assessments on unsold lots

Dale Clarkson stated that he does not intend to pay interest or penalties on the one-half assessments on the unsold lots that he agreed to pay for 1999. Nyle Willis asked Dale why he felt he didn't have to pay interest when all other lot owners were charged interest on delinquent accounts. Dale replied that he had agreed to pay the partial assessment not any interest or penalties.

5. Annual meeting agenda

Ben listed the nominations received for three board positions. He will call all listed nominations to see if they want to serve and also for a commitment to attend meetings. He will also try to obtain some personal information on each candidate for the ballot.

There was some discussion as to the ability to add items to the meeting agenda for voting. Dale felt that additions should be allowed for voting.

Nyle Willis made a motion seconded by John Pardo to place a definition of a "member in good standing" on the agenda for annual meeting vote. This would allow a reference for making rules and policies. All voted aye.

Ben suggested that we review the point system at the meeting for informational purposes.

Ben announced that the meeting will be in the Kanab City Library.

6. Adjourn

Nyle Willis made a motion seconded by John Pardo to adjourn. All voted aye.

**DEER SPRINGS RANCH OWNERS ASSOCIATION
BOARD MEETING**

September 9, 1999
3:00 P.M.



Board members present: Paul Ford, Nyle Willis, Ben Clarkson.

Others present: Vance Beckstead.

1. Minutes

The minutes of August 12, 1999 were reviewed. Paul Ford made a motion seconded by Nyle Willis to approve the minutes. All voted aye.

2. Beckstead horse

Vance Beckstead has a good riding horse that he is going to take to the auction unless the Association wants it. Nyle Willis made a motion seconded by Paul Ford to purchase the horse since it was already used in the riding string and had proven itself to be gentle for the estimated auction price of \$ 500.00. All voted aye.

3. Information items with no action

Dale White wants to trade the Association an old military fire truck (no tank) for \$ 4,500.00 worth of assessments.

Robinsons have a gravel screening plant set up at north end of airstrip to screen gravel for roads.

Some discussion on annual meeting and how to set up. Meeting will begin at 1:00 P.M. on Saturday, September 11, 1999.

4. Adjournment

Nyle Willis made a motion seconded by Paul Ford to adjourn. All voted aye.

**DEER SPRINGS RANCH OWNERS ASSOCIATION
ANNUAL MEETING
SEPTEMBER 11, 1999
KANAB CITY LIBRARY
1:00 P.M.**



President Benjamin Clarkson welcomed the members in attendance.
Board members Dale Clarkson and John Pardo were excused.

Tom Massengale offered an opening prayer.

Ben Clarkson introduced Board Members and Randy Brown. Others in attendance stood and introduced themselves.

1. Minutes

Nyle Willis read the minutes of the June 20, 1998 Annual Meeting. Ed Belinski made a motion seconded by George Strain to accept the minutes. The motion passed.

2. President's report

Ben Clarkson gave the presidents report. He discussed whether there was need for an audit of the books of the Corporation. He felt like the members did not want to spend the money to pay for a full audit of the books.

Ben discussed the issue of memberships and lots. He explained which lots he believes do not have memberships. He stated that there are 305 lots and 300 memberships. There are four lots which are owned by DSROA. Billy Terrel's two lot's memberships were transferred to DSROA and the Lynn Hunt membership was transferred to DSROA. Dale Clarkson owns 5 memberships without lots. Three of those memberships came from Dan Wirt's lots and 2 memberships came from 2 LDS Church lots. Dale is supposed to pay dues on 5 memberships severed from those lots.

3. Entertainment

Vance Beckstead recruited a cowboy poet who was competing in Western Legends to come and recite some of his poetry. We took a break and listened to some humorous poems.

4. Financial statements

Nyle Willis presented the financial statements for the Ranch. There was some discussion concerning the purchase of the water tank and what was going to be done with it. Ben and Nyle explained that there had been an attempt to acquire customers in the vicinity of the tank who would share in the cost of the system. Unfortunately, there was not sufficient interest.

There was some discussion about the amount of unpaid assessments and the legal procedures used to collect those assessments. Collection procedures are usually implemented after two years of delinquency. There were 24 individual members represented in the delinquent accounts.

5. Committee reports

Nyle Willis represented the agricultural committee and reported on the grazing process at the Ranch. There have been some good storms but there is some evidence of over grazing.

Ben reported that we had purchased steel for Vance to build some cattle guards for use at the Ranch. The cattle guards tentatively will be placed at the private property in Podunk, the fence near half moon reservoir, south of the ponds and the lower end of the meadow.

There was some discussion of problems with cattle destroying fruit trees etc on private land. Ben explained that it is the responsibility of the property owner to fence their own property.

Paul Ford reported on improvements and repairs on the cabins. We have been able to replace the deck on cabin one and are scheduling to do some remodeling on cabin 9 and cabin 10.

Ben Clarkson reported on the livestock and wildlife committee. He talked about some of the horses and the need to replace those are getting to old. We have tried to do some erosion control and develop some springs for wildlife use. He cautioned that mountain lions had been visiting the Ranch and to use caution when out hiking etc. He also discussed the hunting procedures being used at the Ranch.

Ben Clarkson discussed the roads at the Ranch and the impact of the new Grand Staircase Escalante National Monument on the roads. There is a question as to the attitude of the Bureau of Land Management on the existing roads in the Monument. The BLM has offered to run the G.P.S. (Global Positioning System) on the Ranch in order to make some maps of the roads that now exist for a master plan process for recognizing their existence.

Ben led a discussion on water rights and allocation of water rights. Each member is entitled to .25 acre foot for seasonal water use.

There was considerable discussion on the Point system used for reservations etc. at the Ranch. Ben answered many questions on subjects of point use, carry over, rental procedures and other items. Some members have rented their time to non-members for cabin use or time at the Ranch. It was pointed out that the member is responsible for cleaning, damage or problems caused by those that you rent your time to. There is a cleaning fee assessed to members for cabins left dirty by the member or his tenant.

6. Awards

Vance and Diane Beckstead presented their own awards to members for activities of the past year.

- Ed and Meg Mayer for cabin cleaning
- Larry Walters for being the best horse fall-off
- Birdie Gates for creative things to do - ironing
- Phil and Helen Snelgrove for extra service - weeding
- Grandpa Barlow - Organized family reunion
- Mr. & Mrs. Brad Davis - Assistant ranch hand
- Andy Wirt - "bruised bottom" for most horse riding

7. New business

Dan Wirt encouraged the new Board to maintain the original concepts of the Ranch.

Ben discussed the requirement for building permits if anyone is planning on doing any building on their lots this next year. The building inspector is making regular visits to the Ranch.

We have contracted with a motorcycle club to have a race on a prescribed course at the Ranch. This will be an opportunity for revenue raising and the course has been inspected and approved by the Board so as to have minimal impact on soils or plants.

8. Elections

Each of the nominees gave a short presentation on their candidacy.

The results of the election for Board Members:

Larry Baer	130	*
Joe Bosze	70	
Ben Clarkson	84	
Dale Clarkson	148	*
Taylor Button	129	*
Alan Cottle	5	
Ron Cottle	5	
Dean Demille	3	
Doug Hunt	2	
Frank Leonesio	18	
Milo Medley	56	
Clyde Tucker	2	

* Denotes successful candidate

9. Bylaw Changes

Change #1 The bylaws shall read: Any item may be added to the annual Meeting Agenda by resolution of the board, or upon a petition signed by members entitled to cast ten percent (10%) of all votes entitled to be cast by the membership and presented to the Secretary of the Association.

Voting for	202
Voting against	8
Abstain	2

Change #1 passes with required majority

Change #2 The bylaws shall read: To be a member in good standing, a member is required to pay all financial obligations including annual assessments plus applicable interest by March 1, of each calender year, and to be in compliance with all Bylaws, Deed Restrictions, and Rules and Regulations. The determination of which shall be at the sole discretion of the board. A member that is not in good standing will not be allowed to vote, hold office, or use Association facilities, activities, and services.

Voting for	77
Voting against	133
Abstain	1

Change #2 failed

Change # 3 It is proposed that we reverse and rescind the June 21, 1997 ballot #5 vote, which created A,B,and C units; therefore the bylaws shall read: Membership in the Association is strictly limited to 300. Each property Unit (10 or 20 acres) of the ranch is inseparably connected with one membership for 20 acres of land and one half membership for 10 acres of land in the Association. The owner of each property Unit shall be called a member and shall be entitled to one vote for 20 acre or parcel one half vote for a 10 acre parcels in all Association matters requiring a vote. Clarkson Properties, Inc.(formerly known as Utah Properties, Inc.) is entitled to one or one half vote for each unsold property Unit.

Voting for	191
Voting against	18
Abstain	0

Change # 3 passes with required majority

**DEER SPRINGS RANCH OWNERS ASSOCIATION
BOARD MEETING**

October 14, 1999
3:00 P.M.



Board members present: Paul Ford, Nyle Willis, Taylor Button, Larry Baer, Dale Clarkson.

Others present: Vance Beckstead, Dan Wirt.

1. Minutes

The minutes of September 9, 1999 were reviewed. Nyle Willis made a motion seconded by Paul Ford to approve the minutes. All voted aye.

2. Election of officers

The election of officers for the coming year was held. Larry Baer was elected president, Paul Ford was elected vice president, and Nyle Willis was elected secretary treasurer.

3. Meeting schedule

Nyle Willis made a motion seconded by Larry Baer to maintain the monthly meeting schedule on the second Thursday of each month at 3:00 P.M. All voted aye.

4. Financial report

Nyle Willis presented the financial report of the Association. It appears that cash flow will be adequate to carry over until next years dues start coming in.

5. Upper cabin road

Dan Wirt presented a resolution (1999-2) to the Board requesting that the Board require Dale Clarkson to make the BLM aware of the road constructed from the upper cabins toward Slide Canyon. There was some heated discussion about the necessity of taking this action and the liability attached.

Dale Clarkson made a motion seconded by Paul Ford to table the resolution for a later date. All voted aye except for Nyle Willis who voted nay.

6. Committee reports

Dale Clarkson reported on the water committee's recommendation for filing on water wells and water rights. He also gave a history on water rights and relationships with DSROA.

Dale Clarkson made a motion to approve a letter he had written to the State Engineer requiring the signatures of the Board members to negate the water protests that had been filed. There was no second, so the motions failed. Dan Wirt stated that he would withdraw his protest for the water filings.

7. Annual meeting

Larry Baer will work with Nyle Willis and possibly Ben Clarkson to get some information together to do a news letter concerning the annual meeting and the new officers of the Association.

DEER SPRINGS RANCH OWNERS ASSOCIATION BOARD MEETING

October 14, 1999
3:00 P.M.



8. Cattle Committee

Larry Baer will look into current BLM requirements for grazing on BLM administered land.

9. Locked gates

There was some discussion on problems with locked gates. It was generally agreed that there was a need to periodically lock gates to protect the private roads.

10. Fence requests

Vance Beckstead reported that the Half Moon fence has been moved and the old fence will be removed.

11. Ken Lent

Ken Lent sent drawings of a proposed house he wants to build on his lot. Dale Clarkson made a motion seconded by Taylor Bunton to approve the submission. All voted aye.

12. Vance Berkstead report

Vance reported that the scales to weigh cattle are being repaired for use.

He has been constructing cattle guards and has some finished.

The upper cabins are closed for the winter.

Robinsons are set up and are screening gravel for roads etc.

We had about \$ 3,000 in proceeds from various things connected to motorcycle race.

13. Adjourn

Paul Ford made a motion seconded by Dale Clarkson. All voted aye.

DALE E. CLARKSON
30 EAST CENTER STREET, KANAB, UTAH 84741
435 644-2444

November 8, 1999

Mr. Larry Baer, President
Deer Springs Ranch Owners Association
440 West Johnson Drive
Kanab, Utah 84741

Dear Larry:

You are doing a great job as the new president of DSROA! I would like to help anyway I possibly can to strengthen and improve this organization. We have been forced to make some very tough decisions and it looks like more will need to be made.

As the irritation and contention has continued with my involvement in the leadership, I would suggest that we continue to make separations. The aggravation can be resolved before total destruction has become a reality.

To begin the separation, my office can no longer be used as a location for the monthly DSROA board meetings. With the feelings that Nyle Willis, Paul Ford, Vance Beckstead, and Dan Wirt have exhibited during the past, it makes me very uncomfortable having them in my office. I am sure they will appreciate meeting elsewhere so some of the strong, negative feelings can be put out of sight and out of mind.

I am sure we can find a pleasant room to meet in at some other location here in Kanab. Attached is a list of some of the items you will want to consider for your agenda on Thursday, November 11, 1999.

Sincerely,



Dale E. Clarkson

Enclosure

DEER SPRINGS RANCH OWNERS ASSOCIATION
BOARD MEETING

November 11, 1999

3:00 P.M.



Board members present: Paul Ford, Nyle Willis, Taylor Button, Larry Baer, Dale Clarkson.

Others present: Vance Beckstead, Dan Wirt.

1. Minutes

The minutes of November 11, 1999 were reviewed. Taylor Button made a motion seconded by Nyle Willis to approve the minutes. All voted aye.

2. Financial report

Nyle Willis reported on financial statements. There still appears to be sufficient cash flow for balance of year.

3. Road report

Larry Baer reported on roads at DSP. Larry has worked with BLM on identifying and gasping roads at the ranch. The BLM wants a traffic pattern report. Dale Clarkson made a motion seconded by Taylor Button to have Larry Baer continue working with BLM to gas roads. Four voted aye, one no.

4. Budget

A preliminary budget for calendar year 2000 was distributed to Board members. November 18, 1999 at 3:00 P.M. was set for the 2000 budget meeting.

5. Resolution 1999-2

Taylor Button made a motion seconded by Larry Baer to table Resolution 1999-2 which was carried over from the prior meeting. Three voted aye, two voted nay.

6. Dale White water right

Dale Clarkson was again assigned to meet with Dale White to work out a solution to the water right requested by Dale White on a spring Dale White had developed near his lot in Slide Canyon.

There was some discussion on water rights and the recommendation that water rights need to be discussed in the next news letter.

7. Real Estate signs

Dale Clarkson discussed his concerns about people placing real estate signs to sell lots.

8. Membership transfers

Taylor Button made a motion seconded by Paul Ford to charge a \$ 50.00 fee to transfer lot and memberships between members.

DEER SPRINGS RANCH OWNERS ASSOCIATION BOARD MEETING

November 11, 1999
3:00 P.M.



9. Past minutes

Dan Wirt requested access to the last twenty-five years of DSROA minutes. Dale Clark son stated that Dan can read the minutes but not at his office.

Clark

10. Delinquent accounts

Paul Ford made a motion seconded by Taylor Burton to send those members who were two years or more delinquent, to Barry Clarkson to begin collection proceedings. All voted aye.

11. Larry Baer compensation

Dale Clarkson made a motion seconded by Nyle Willis to pay Larry Baer \$ 500.00 per month as president of the Association for time spent on DSROA duties. All voted aye.

12. Holiday give-a-way

Taylor Burton made a motion seconded by Dale Clarkson to participate in Kanab Holiday Give-A-Way promotion. All voted aye.

13. Newsletter

Larry Baer asked for all Board Members to consider contributing something for an upcoming newsletter

14. Vance Beckstead report

Vance Beckstead reported on fencing plans in Pipeline Canyon. He has installed cattle guards on Meadow Canyon road. Vance reported that the ranch truck is worn out and needs to be replaced. He has replaced the tire on the tractor.

15. Motorcycle race

Frank White has expressed interest to have motorcycle race next year

16. Gravel roads

There was discussion on graveling roads for owners. DSROA will advance the costs if members will sign notes to pay for gravel and repairs made.

17. Adjourn

Nyle Willis made a motion seconded by Paul Ford to adjourn. All voted aye.

**DEER SPRINGS RANCH OWNERS ASSOCIATION
BOARD MEETING**

November 18, 1999
3:00 P.M.



Board members present: Paul Ford, Nyle Willis, Taylor Button, Larry Baer, Dale Clarkson.

Others present: Vance Beckstead.

1. Budget meeting

Deer Springs Ranch Owners Association's 2000 Budget was discussed and prepared for next board meeting.

**DEER SPRINGS RANCH OWNERS ASSOCIATION
BOARD MEETING
December 9, 1999
3:00 P.M.**



8. Vance Beckstead report

Vance reported on corral repairs, remodeling ranch house, and the need to purchase items for the ranch store.

9. Cattle for 2000 season

Dale Clarkson made a motion seconded by Paul Ford to negotiate with Robinsons for exclusive use of the ranch for their cattle this year. All vote aye.

10. Newsletter

Larry Baer discussed the need to put together a newsletter for distribution to membership. He asked each board member to contribute something to the letter.

11. Closed meeting

Nyle Willis made a motion seconded by Paul Ford to go into closed meeting to discuss litigation. 4 voted aye 1 voted nay.

Nyle Willis made a motion seconded by Paul Ford to go out of closed meeting. 4 voted aye.

12. Adjourn

Nyle Willis made a motion to adjourn seconded by Taylor Burton. 4 voted aye.

Deer Springs Ranch

Owners Association Newsletter

December 1999

From The President

Dear Fellow DSROA Members:

Just having been elected to the Board of Directors and put in as President, I find I have a lot of things to learn. Over the past few years, I've spent quite a bit of enjoyable time at the Ranch, and feel that progress has been made in many areas. I've seen great improvement with the cabins and with sagebrush removal for better grass production. The roads right now are in as good a condition as I've ever seen them, however, there is still much to do. A lot of grading and graveling has been done in the last few weeks, which will greatly improve the accessibility on the Meadows Canyon road and upper cabins.

Over the past couple of months, I've been working with the BLM on the road situation in order that we might have continuous unobstructed use of the roads on Deer Springs Ranch that are on BLM lands. They have to be identified, documented and recorded. We have been receiving great cooperation from BLM in this matter, and hope to bring the project to a mutually satisfactory conclusion.

I realize that there are many things that need attention at the Ranch, and I feel that the present board is working very hard to fill their responsibilities to all of us as Association members.

It's been a very dry year this year at the Ranch with very little moisture, however despite this, there has been good feed for the cattle and wildlife. During one of my trips in late summer, I found some beautiful elderberries growing in one of the canyons and made some good jelly from those I picked.

The pine nut crop this year has been humongous - the biggest I've ever seen anywhere. There are still many nuts laying on the ground under the pinyon pine trees on the Ranch.

I've enjoyed many times this summer seeing the wild turkeys and deer that have been plentiful this year.

Many beautiful flowers were also in bloom at various times this summer on the Ranch

This early spring, my wife and I, along with most of our children and grandchildren spent an enjoyable week at the Ranch. The children and grandchildren really enjoyed horseback riding, animals, the hikes and the warm fire in the airtight stove in the evenings. Everyone is looking forward to a repeat of this adventure next spring.

It will be several years before we can build our own cabin at the Ranch, and the cabins have been a great boon to us and our family in this respect. Vance and Diane have been wonderful in keeping the facilities there ready for our use. They even got a kick out of seeing our teenage grandchildren hunt for eggs with as much enthusiasm as the toddler did.

I hope that during the coming year I will be able to serve well with the responsibilities with which I have been entrusted, that we may continue to make progress with the enjoy ability and use of the Ranch.

I hope to become acquainted with most of you as you visit "Our Ranch" this summer. **Larry Baer**

MEET THE BOARD

Taylor Button

Being new to the Board, I am still "green behind the ears" but I am excited about serving the Members of Deer Springs Association. I can see that there is a lot work to do. Hopefully, we can all pull together and work as a team to accomplish the many needed projects. I was born and raised in southern Utah. I love the red hills and beautiful canyons of this area. One of my goals for the ranch is to work to improve the general appearance of the headquarters, cabins, and other common areas. The cabins need firewood. Let's cut the pushed up trees along the roadways and accomplish two goals (cleanup of road right of ways and cutting of

fire wood.). Around the end of April or first of May, we are planning a service week. If any members have a project they want done on the Ranch, let us know and we will try to incorporate it in the service week. I am looking forward to working with the other Board members and becoming acquainted with the members. Please feel free to call me any time with questions or suggestions at (435)644-2029 or e-mail to kanabfence@hotmail.com

Dale E. Clarkson

Deer Springs Ranch is a beautiful area, an excellent concept, and has proven to be a haven for families, friends and lot of special memories.

Paul Ford

Here it is! The end of the year, end of the decade, end of the century and end of the millennium. We all know that doesn't happen very often. Hopefully, it will be the end of a lot of unpleasantness at Deer Springs Ranch and next year will be the renaissance of some great and wonderful things. This past year has been a difficult year. We have had to pay off Fifteen thousand dollars in debt which was incurred to make it through the prior year, Vance has had to coax an extra year of an old worn-out pickup, and Dale seems to think there is too much dissension among the members and the board of directors. But due to the diligence of Ben Clarkson, we got through it with money left in the bank at the end of the year, Vance is going to get another pickup, and there haven't been any homicides connected to the ranch. Although the big water tank at the top of the airstrip remains empty and barn roof still needs to be replaced, culverts have been added, deck on cabin #1 replaced, erosion control started, a lot of brush mowed, fences built, cabins improved and gravel is starting to fall on the roads. We have even acquired a little bit of our own identity by getting our own P.O. box and telephone number. Vance and Diane are to be commended for the excellent job they have done at the ranch. They are always doing something a little extra for the ranch.

I still remain committed to separating DSROA out of the Clarkson Properties umbrella, and this by its nature, is what polarizes Dale and I, especially, in areas where more funds are needed for development or where he wants DSROA involved in his projects. This is probably what Dale is referring to as the dissension. I have nothing against Dale personally and would welcome him as a seventy or eighty star owner/member. Also, this would provide the additional funds, in which we are all in agreement, are needed. I think Dale has some great ideas and his background is a great asset to the ranch. But I think 'all the members' should determine what development would be done either through the board or any other medium that might work. If the members feel more comfortable under the Clarkson Properties umbrella/medium, then so be it. But I feel I was elected to the DSROA board and will do my best for DSROA, not Clarkson Properties. I invite everyone to get on the DSR mailing list. This was provided by Dan Wirt at his own expense and it gives us a great way to communicate with one another, and perhaps some consensus can be developed as to the direction where we want Deer Springs Ranch to go. I hope you all have a happy holiday season and I wish you the best throughout the new millennium.

Nyle Willis

Fellow DSROA Members: Another year has come and gone and we've had some success and some pain. We did end the year with a positive cash balance and no loans which hasn't happened often. Hopefully next year, we can build on the successes of the past. Larry Baer, our new president is showing a lot of interest in the agricultural area (His specialty), It would be nice to return to raising some hay and other crops that I saw at the Ranch as a youth.

I would recommend everyone with e-mail access subscribe to the DSR List. This is an electronic bulletin board made available at no cost to us by member Dan Wirt. Dr. Wirt has contributed this site, but has no control over it. This is an unmoderated (uncensored) site and so all posts are the responsibility of the writer. I think this could be used as a valuable tool to inform members of happenings at the ranch, make suggestions, and express concerns. To subscribe to the DSR List, simply e-mail Dr. Wirt at Boojum@wt.net and ask to subscribe or you can subscribe yourself by sending an email to dsrlist-request@mediawest.com. Leave the Subject heading blank and put the single word "subscribe" (WITHOUT quote marks) in the body of the message.

We presently have an unknown in the near future that may affect us all. It is no secret that some of the Board and others have gotten "crossways" with Dale and he has expressed concern about allowing our business office and reservation secretary to remain at his office. We will do whatever is necessary to maintain this necessary service, but if we have to move, we ask all to have patience until we see what happens. Regardless, of the outcome, all reservations will still be made by calling the Association's telephone number at (435) 644-3007 and all correspondence should be mailed to P.O. Box 254, Kanab, UT 84741. We will post all information on our situation to the DSR List when it becomes available.

I'm looking forward to a new year, hopefully, with less stress, bickering, and contention. How about you?
Merry Christmas

Point system

There always seems to be confusion about how the point system works. We have provided a copy of the schedule that we used last year on the back page of the newsletter for your information.

**DEER SPRINGS RANCH OWNERS ASSOCIATION
POINT SYSTEM
375 POINTS PER YEAR
(EFFECTIVE 1-1-99)**

<u>CABIN #</u>	<u>CABIN CAPACITY</u>	<u>TOTAL POINTS PER WEEK *</u>	<u>TOTAL POINTS PER NIGHT *</u>
1	16	130	130
2	8	100	100
3	10	100	100
4	6	90	90
6	8	90	90
7	10	100	100
8	10	100	100
9	8	90	90
10	7	90	90
Garden Cabin	22	210	210

Plus 10 points/\$10 per person (on a daily basis) for each person over the cabin capacity (children five and under are not counted).

HORSEBACK RIDING

10 POINTS PER ONE HOUR RIDE PLUS A 10 POINT CHARGE FOR A WRANGLER FEE FOR YOUR GROUP.

FISHING

3 POINTS PER FISH PLUS A 10 POINT PER WEEK CHARGE FOR EACH CABIN. THE NUMBER OF FISH CAUGHT WILL NEED TO BE REPORTED TO THE RANCH MANAGER SO THEY CAN BE DEDUCTED FROM YOUR POINTS.

EXAMPLE

A FAMILY OF 7 FOR ONE WEEK

CABIN #7

100 POINTS

HORSEBACK RIDING

2 ONE-HOUR RIDES FOR 7 PEOPLE

14 PEOPLE X 10 POINTS

2 RIDES X 10 POINTS FOR WRANGLER FEE

160 POINTS

FISHING

7 PEOPLE X 1 FISH EACH = 7 FISH

7 FISH X 3 POINTS

10 POINTS FISHING CHARGE PER CABIN

31 POINTS

TOTAL POINTS FOR A ONE-WEEK STAY

291 POINTS



EACH MEMBER IS ENTITLED TO TWO CABIN WEEKS PER YEAR AT THE WEEKLY RATE. IF YOU DESIRE ADDITIONAL CABIN TIME, IT IS AVAILABLE AT THE NIGHTLY RATE. ADDITIONAL POINTS MAY BE PURCHASED FOR \$1 EACH AND USED FOR CABIN TIME, HORSEBACK RIDES, AND FISHING.

POINT CARRYOVER:

EACH YEAR ONE-HALF OF ALL UNUSED POINTS WILL CARRYOVER TO THE NEXT YEAR.

FROM THE BECKSTEADS

It's hard to believe another year has come and gone, everyone seems to go faster. In some ways the slower winter months are nice but we look forward to the next season and seeing everyone again.

Things continue to move forward here at the ranch. With some new and capable people on the Board, you will continue to see the ranch improve. We are going forward with cabin and road improvements. Cabin # 10 will get its new bathrooms this winter. Gravel on sections of the main road, and cattle guards, will make it much easier to access the upper cabin area. Also, new or rebuilt fences around the ranch and many other smaller projects are going on.

We appreciate the members taking a personal interest in the ranch and what goes on here. We also wish to thank everyone for their thoughtfulness and kindnesses to us as a family. We are grateful to be able to work for you.

The ranch is a great place. Remember why you bought here in the first place.

ANNUAL MEETING

Here is a belated report of the annual meeting. Our annual meeting was held on September 11, 1999 at the Kanab City Library. There were 41 in attendance at the meeting.

The elections were as follows: Ben Clarkson was defeated in his attempt for a second term on the Board and John Pardo did not run again. Dale Clarkson was reelected and Larry Baer and Taylor Button were elected to the other positions. Nyle Willis and Paul Ford are carry-overs for another year.

Bylaw change # 1 passed with 202 for and 8 against. This bylaw allows an annual meeting agenda to include a petition from the members if signed by at least 10% of all votes entitled to be cast by the membership.

Bylaw change # 2 failed. It was a definition of a member in good standing.

Bylaw change # 3 passed with 191 for and 18 against. This bylaw rescinded the 1997 ballot # 5 vote which created A,B, and C units and different classes of memberships.



MONUMENT ROADS

As most of you know, President Bill Clinton upon recommendation of Secretary of the Interior, Bruce Babbitt, created the Grand Staircase Escalante National Monument recently. The boundaries of this monument not only borders the eastern edge of Deer Springs Ranch, but actually encompasses part of Podunk and the eastern edges of the ranch. Regardless of how you feel about the creation or existence of this monument, some of the existing roads in the monument are under threat of closure by the Bureau of Land Management (the administering agency). An organization that is becoming very involved in protesting these road closures in the Western United States is "People For The USA". They have many local chapters and if you have an interest in their goals, their telephone number is (719)-543-8421. We, as a Board, are not soliciting you as a member of that organization, simply informing you of its existence because whatever the BLM does in this Monument will impact the future of Deer Springs Ranch.

[REDACTED]

We have included a copy of next year's annual budget (condensed form) for your information and also your statement for annual dues. Please make note that your annual assessments are due [REDACTED]. All delinquent assessments are [REDACTED] if not paid by the due date.

OUR ADDRESS

DSROA
P.O. Box 254
Kanab, UT 84741

(435) 644-3007

DEER SPRINGS RANCH OWNERS ASSOCIATION

BOARD MEETING

December 9, 1999

3:00 P.M.

Board members present: Paul Ford, Nyle Willis, Taylor Button, Larry Baer, Dale Clarkson.

Others present: Vance Beckstead, Dan Wirt, Clyde Nixon, Diane Corrigan

1. Minutes

The minutes of November 11, 1999 were reviewed. Dale Clarkson made a motion seconded by Paul Ford to approve the minutes. All voted aye

2. Financial report

Nyle Willis reported on financial statements.

3. Demand letter

Dale Clarkson presented a letter to the Board stating that "Clarkson Properties, Inc., will no longer provide office space or staff assistance to Deer Springs Ranch Owners Association beginning January 1, 2000." The letter also stated "...the DSROA budget should not anticipate any donation from the Developer." He also stated that DSROA should not expect any "donation" in the future from him. Nyle will look for someone to do reservations and accounting for DSROA in the future.

4. Budget

Paul Ford made a motion seconded by Nyle Willis to adopt the original budget over the "revised" budget. The difference being that the original budget included a full assessment on the unsold lots owned by Clarkson Investments L.C. All voted aye except for Dale who voted nay.

5. Road report

Vance Beckstead gave a report on the progress of graveling some ranch roads. Nyle will do notes for members signatures who have agreed to pay for their roads to be graveled.

Larry Baer reported that the BLM is downloading the G.P.S. information that they gathered onto maps for identification of roads at the ranch.

6. Pickup truck

Nyle Willis made a motion seconded by Paul Ford to purchase a 1994 Ford 250 four wheel drive pickup truck for ranch use. All voted aye.

7. Resolution 1999-2

Larry Baer made a motion seconded by Taylor Button to table Resolution 1999-2 carried over from a prior meeting. 3 voted aye, 2 voted nay.