

DSROA RANCH MANAGERS

1977 - 2000

1977	LAWRENCE AND FLORENCE TURLEY
1978	LAWRENCE AND FLORENCE TURLEY DICK AND DONNA CHATTERLEY
1979	DICK AND DONNA CHATTERLEY BENNY AND JOY JORDAN
1980	VAL AND DENNY CRAM AND FAMILY
1981	SHELDON AND AMY SORENSEN RAMONA ALLEN AND VERN ALLEN
1982	REED AND PAT MCMULLIN & FAMILY LINDSAY AND SANDRA WORKMAN
1983	BENNY AND JOY JORDAN LINDSAY AND SANDRA WORKMAN
1984	BENNY AND JOY JORDAN SMOKY GLAYD AND RUTH OWENS
1985	BENNY AND JOY JORDAN GLAYD OWNES DON AND MONICA STEWART
1986	MEL AND ROSEMARY HEATON & FAMILY
1987	BENNY AND JOY JORDAN MEL HEATON
1988	BENNY AND JOY JORDAN EVAN AND JAN CALLISTER
1990	EVAN AND JAN CALLISTER
1991	SCOTT AND LEANN LOWRY
1992	MIKE AND LORI REED & FAMILY JACK AND NOLA REED
1993	WES AND CHRISTY HUNTINGTON JUDY AND AARON SHEROD
1994	VANCE AND DIANE BECKSTEAD & FAMILY
1995	VANCE AND DIANE BECKSTEAD & FAMILY
1996	VANCE AND DIANE BECKSTEAD & FAMILY
1997	VANCE AND DIANE BECKSTEAD & FAMILY
1998	VANCE AND DIANE BECKSTEAD & FAMILY
1999	VANCE AND DIANE BECKSTEAD & FAMILY
2000	VANCE AND DIANE BECKSTEAD & FAMILY
2001	" " " "

DEER SPRINGS RANCH OWNERS ASSOCIATION

P.O. Box 254
Kanab, UT 84741
(435)644-5007



The monthly meeting of the Deer Springs Ranch Owners Association Board of Directors will be held on Thursday, January 13, at 3:00 P.M. at 28 North Main Street, Kanab, UT.

Agenda: **REVISED 01/12/00**

1. Call to order
2. Approve prior minutes
3. Financial report
4. Cattle situation for 2000 season
5. Report on deer tags, how awarded and to whom
6. Skeet range
7. Consider purchase of beds and linens
8. Decision on old ranch truck
9. Resolution 1999-2 (tabled from prior meeting)
10. Decision of fish for 2000 season

Dale's agenda items:

11. Vote on White's water deed
12. Vote on Oak Spring water deed
13. Dale E. Clarkson resignation
14. Office use and staff
15. Vote on assessment and benefits in 2000 for sold and unsold lots
16. Annual meeting date of 06-24-00
17. Special membership meeting 2-26-00 - 100 signatures
18. Demand for audit before law suit
19. Expand directors' liability

Other

Closed meeting - litigation strategy

DEER SPRINGS RANCH OWNERS ASSOCIATION BOARD MEETING

January 13, 2000
3:00 P.M.



Dean

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

Others present: Vance Beckstead, Dan Wirt, Frank Leonorio, Shirlee Millet, Tom Massengale, DeMille, Nathan Millet, Val Cram, Louis L. Millet, Diane Tew, Allan Tew, Barry Nielsen, David Turley, Larry Clarkson, and others not signing the roll.

1. Minutes

Nyle Willis read the minutes of December 9, 1999. Paul Ford made a motion seconded by Larry Baer to approve the minutes as read. All voted aye.

2. Timeshare presentation

Val Cram gave a presentation of a time share concept that he had attended.

3. Dale White water deed

Dale Clarkson had prepared deeds to transfer 3/5 of water right 89-1265 to Clarkson Investments and 2/5 of water right 89-1265 to Dale White. Citing a concern expressed to him by Dale White, Nyle Willis made a motion seconded by Larry Baer to table to approval of the deeds until we hear from Dale White concerning what he wants to do. All voted aye except Dale Clarkson who did not indicate a vote.

4. Oak Spring water deed

Dale Clarkson had prepared a deed to transfer water right 89-1250 known as Oak Spring to Dean Demille, Trustee. After some discussion concerning the propriety of deeding water directly to someone other than those entitled to receive it, Nyle Willis made a motion seconded by Paul Ford to table the approval of the transfer until the proper procedure of deeding the water rights to the recorded lot owners could take place. All voted aye except for Dale Clarkson who did not indicate a vote.

5. Deer tags

Larry Clarkson reported on how the deer tags on the Pausagaunt work. DSROA receives about one per year. He suggested that we needed to require a guide to go with the tag to protect the ranch. Larry will write a proposal to handle the sale of DSROA deer tag.

6. Financial report

Nyle Willis presented the financial report for November-December, 1999.

7. Cattle lease

It appears that the cattle lessee for 2000 will be Robinsons. Larry will write a letter to Hunts, telling them of that decision.

8. Skeet range

Paul Ford made a motion seconded by Nyle Willis to not purchase a shot gun for the skeet range because of liability concerns. All voted aye.

**DEER SPRINGS RANCH OWNERS ASSOCIATION
BOARD MEETING**

January 13, 2000
5:00 P.M.

8. Burn

Taylor Burton gave a report on the old barn at the ranch. His recommendation was to not spend any more money on the barn until and unless someone else wants to see it fixed and would like to secure donations to fix it up.

9. Beds and linens

Paul Ford reported on price of used beds in Vegas for \$75.00 for box springs and mattresses. Vance will prepare a list of needs.

10. Old ranch truck

Vance will bring the old ranch truck to town to see if it can be sold. He will check with Artie Edmunds and Don Cox about viable location.

11. Fish

Vance will check with fish ranch to see if we can get some bass or blue gill to stock the ponds. He will also check on trout for upper pond.

12. Barkstead report

Vance reported on some cabins freezing during new years and having to close them off. He reported on the road graveling progress and he is working on remodeling of some cabins.

13. Closed meeting

Nyle made a motion seconded by Taylor Burton to go into closed meeting to discuss litigation and negotiation items with Dale Clarkson. All voted aye. Dale became upset and voluntarily left the meeting.

Nyle made a motion seconded by Taylor Burton to go out of closed meeting. The remaining Board members voted aye.

14. Adjourn

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

Feb. 10 - 00

DEER SPRINGS RANCH

OWNERS ASSOCIATION

P.O. Box 254

Kanab, UT 84741

(435)644-5007

The monthly meeting of the Deer Springs Ranch Owners Association Board of Directors will be held on Thursday, February 10, at 3:00 P.M. at 28 North Main Street, Kanab, UT.

Agenda:

1. Call to order
2. Approve prior minutes
3. Financial report
4. Consider Dale Clarkson resignation
5. Consider replacement Board member (closed meeting)
6. Animal control problems
7. Larry Clarkson - Deer tag proposal
8. Resolution 1999-2 (2000-1)
9. Brent Robinson - 2000 cattle proposal
10. Vance Beckstead report
11. Barbara Button - cabin rentals
12. Set date for annual meeting
13. Board members assessments
14. Other
15. Closed meeting (litigation issues)
16. Adjourn

Insurance

*Private letter to owners to keep dog
get w/owner.*

Val Gray Lot # 1 w/ spring

John Parclof

Reservation Property - ?

Resolution 2000-1:

In or about 1997, Dale Clarkson caused a road to be built which extends onto BLM land in the western part of section 29 and the eastern part of section 30, starting from near the upper cabins and running west from the southwest corner of lot 112. This "upper cabin" road was intended to serve Slide Canyon lots. These Slide Canyon lots are served by an existing road with access from both the north (Pipeline Canyon road) and the south (Broad Hollow and Slide Canyon roads). This "upper cabin" road was built without authorization from the BLM and represents a liability risk for the Deer Springs Ranch Owner's Association (DSROA). Also, it is a road that goes nowhere --- the terrain got too rough to continue at about the half-way point --- and as such, it serves no useful purpose and is therefore an aesthetic blight.

Therefore, it is resolved that: 1) Dale Clarkson shall communicate all of the following to Verlin Smith, Head of the BLM Kanab Office, on or before February 28, 2000; 2) The location, course and extent of the road onto BLM land; 3) That this road was planned and constructed under the sole direction of Dale Clarkson; 4) That Dale Clarkson did not communicate with or seek the advise or consent of any other DSROA Board members, either individually or at a meeting of the Board, with regard to this road, before or during its construction; 5) That Dale Clarkson did not seek or obtain permission from the BLM prior to constructing this road; 6) That constructing this road was outside the scope of authority of a DSROA Board member and outside the scope of authority of the DSROA Board president; 7) That Dale Clarkson is therefore personally responsible for any liability for this road, including fines, loss of BLM lease or other privileges, expenses to restore the land to its original condition, and any associated legal expenses; 8) That Dale Clarkson will, after informing the BLM of the above, take personal responsibility for negotiating a settlement and resolution with the BLM regarding the final disposition of this road; 9) That Dale Clarkson will, in a timely manner, fully implement any and all elements of this negotiated settlement and resolution; 10) That Dale Clarkson will not use any DSROA funds, equipment, personnel or other resources to negotiate or implement this settlement and resolution.

THIS RESOLUTION WAS ON THE AGENDA, VOTED ON, AND PASSED BY A FOUR TO 0 MARGIN AT THE REGULARLY SCHEDULED BOARD MEETING OF DEER SPRINGS RANCH OWNERS ASSOCIATION ON FEBRUARY 10, 2000. PLEASE ACT ACCORDINGLY.

**DEER SPRINGS RANCH OWNERS ASSOCIATION
BOARD MEETING**

February 10, 2000
3:00 P.M.



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

Others present: Vance Beckstead, John Davis, Larry Walters

1. Minutes

Nyle Willis read the minutes of January 13, 2000. Paul Ford made a motion seconded by Larry Baer to approve the minutes as read. All voted aye.

2. Fish at Ranch

Larry Baer reported that we need a license to purchase fish. Vance will see about required license

3. Financial report

Nyle Willis presented the financial statements for February, 2000.

4. Dale Clarkson resignation

A letter of resignation from the DSROA Board of Directors from Dale Clarkson was read. Larry Baer made a motion seconded by Taylor Button to accept his resignation. All voted aye.

5. Animal problems

Larry Baer reported on problems with dogs running loose at the Ranch and causing problems. Nyle Willis made a motion seconded by Taylor Button to write a letter from the Board to Ranch residents whose dogs are running loose. All vote aye.

6. Horses on Lot 1

Taylor Button made a motion seconded by Paul Ford to write a letter to Val Cram and /or John Pardo concerning the use of the Association's lot no. 1 for grazing their personal horses. All voted aye.

7. Deer tags

Larry Clarkson was not present to talk about Ranch allotted deer tags. Vance Beckstead made a suggestion that we should require any outfitter on the Ranch to have insurance and an outfitters license.

8. Reservations

Barbara Button, the new reservation secretary, presented some concerns about reserving cabins. She made a recommendation that the upper cabins not be reserved prior to Memorial Day and closed by middle of October because of freezing problems. She also recommended that the other cabins have opening and closing dates established for reservation policies. She is looking into setting up an Internet site to show available cabin time.

BOARD MEETING

February 10, 2000

3:00 P.M.



Mana
respo
roll

9. Resolution 2000-1

Taylor Button made a motion seconded by Paul Ford to approve Resolution 2000-1 which sets up guidelines and requirements for Dale Clarkson to inform the Bureau Of Land gement about the road from the upper cabins across BLM land toward Slide Canyon and take nsibility for its creation and absolve DSROA from any liability in its existence. Voting aye in call vote: Larry Baer, Taylor Button, Paul Ford, Nyle Willis. Voting nay: None.

10. Roads on adjoining lots

Roger Monasse requested that the Board maintain some control over protecting members lots from neighbor's encroachments of roads, trails and water diversions.

The Board will try and deal with these issues in the next newsletter.

11. Closed meeting (litigation)

Paul Ford made a motion seconded by Taylor Button to go into closed meeting to discuss litigation. All voted aye.

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

12. Litigation

Paul Ford made a motion seconded by Taylor Button to acquire the services of an attorney to pursue the matter of Dale Clarkson voting his unsold lots without paying dues and controlling the Association. All voted aye.

13. Legal fund

Paul Ford made a motion seconded by Larry Baer to open a bank account and solicit donations to fund any litigation necessary. All voted aye.

14. Board member

Nyle Willis made a motion seconded by Paul Ford to appoint Larry Walters to take the place of Dale Clarkson on the DSROA Board of Directors. All vote aye.

15. Adjourn

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

DEER SPRINGS RANCH OWNERS ASSOCIATION

P.O. Box 254
Kanab, UT 84741
(435)644-5007



The monthly meeting of the Deer Springs Ranch Owners Association Board of Directors will be held on TUESDAY, March 7, at 3:00 P.M. at 28 North Main Street, Kanab, UT.

Agenda:

1. Call to order
2. Approve prior minutes ✓
3. Financial report ✓
4. Bureau Land Management road presentation ✓
5. Ranch use for French documentary ✓
6. Vance Beckstead report ✓ — Notes
7. Other Insurance Home Riding Notes for next assembly
8. Closed meeting ✓ — Grace Period — Cabin rentals — members
9. Adjourn

DEER SPRINGS RANCH OWNERS ASSOCIATION BOARD MEETING

March 7, 2000
3:00 P.M.



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

Others present: Frank Olsen, Bill Booker, Vance and Diane Beckstead and daughter.

1. BLM presentation

Employees of the local BLM office (stated above) gave a presentation of maps with G.P.S. recorded roads in the Deer Springs Ranch area. Apparently, most of the roads at the ranch have never been approved or processed by the BLM. They would like to know which roads the Association wants to keep and use. They asked the Board for an official position on who does the BLM deal with on common issues, the Board or individuals. There has been confusion in the past as who really represents the Association. They also want to know which roads are selected for use and how wide we want the roads to be. They also cautioned that any upgrades (gravel etc) on the roads on BLM should not take place until the approval process is completed.

2. Deer Tags

Larry Clarkson gave a presentation on deer tags and how tags are obtained by the Association. He said that the current price for deer tags are from \$ 2,500 to \$ 5,000 each.

3. Minutes

Nyle Willis read the minutes of February 10, 2000. Taylor Button made a motion seconded by Nyle Willis to approve the minutes as read. All voted aye.

4. Financial report

Larry Baer presented the financial statements for February, 2000.

5. Closed meeting

Nyle Willis made a motion seconded by Larry Walters to go into closed meeting to discuss litigation issues with attorney. All voted aye.

Nyle Willis made a motion seconded by Larry Walters to go out of closed meeting. All voted aye.

6. Film company

Taylor Button reported on a French documentary film crew that wants to use the ranch facilities on April 1, to film some scenes for a documentary film.

**DEER SPRINGS RANCH OWNERS ASSOCIATION
BOARD MEETING**

March 7, 2000
3:00 P.M.



7. Vance Beckstead report

Vance reported that the lower cabins are being reopened for the season with some remodeling done during the Winter and Spring months.

Diane Beckstead gave a report of the work done by the Beckstead children. Larry Walters made a motion seconded by Larry Baer to approve a pay raise for the Beckstead children. All voted aye.

8. Equestrian helmets

Larry Baer reported on the need to acquire equestrian helmets for horse riding. Vance and Diane will get some helmets for horse riders.

9. Adjourn

Larry Walters made a motion seconded by Nyle Willis to adjourn. All voted aye.

RESOLUTION
Deer Springs Ranch Owners Association

Title: Resolution designating DSROA President as Association Representative to all government entities regarding DSROA roads

Date: March 9, 2000

WHEREAS it is necessary and desirable, from time to time, for Deer Springs Ranch Owners Association (DSROA) to enter into discussions and negotiations regarding DSROA roads, rights of way, access easements, etc., with government entities, and

WHEREAS DSROA currently desires to secure such rights of way and easements from the US Bureau of Land Management and the US Forest Service,

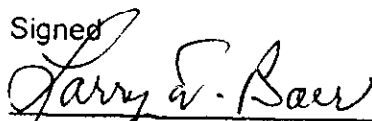
NOW THEREFORE, Be It Resolved that the DSROA designates the President of the Deer Springs Ranch Owners Association as the official spokesperson and representative of the DSROA Board of Directors regarding roads, rights of way, access easements and road development standards.

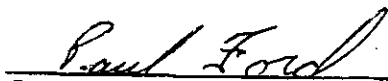
The President of the DSROA (currently Larry Baer) is hereby empowered, and shall be the only person so empowered, to represent the interests of the Association, unless said President is incapacitated or otherwise unable to carry out these responsibilities. In such a case, the power shall devolve to the DSROA Vice-President.

All proposals, agreements, contracts or other binding decisions negotiated or arranged by the President must be ratified by the full Board of Directors at a regularly scheduled Board meeting to be of full force and effect for the DSROA.

The intent of this resolution is that the DSROA Board President will represent and speak for the DSROA Board and Association to all government entities such as Kane County, Utah State, the US Bureau of Land Management, and the US Forest Service on road related issues, but final decision making authority to commit the Board and the Association to any particular course of action shall remain with the full Board of Directors.

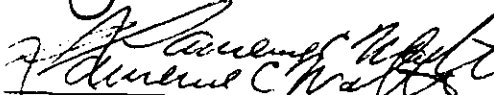
Signed


Larry Baer, DSROA President


Paul Ford, DSROA Vice-President


Nyle Willis, Secretary


Taylor Button, Board Member


Lawrence C Walters, Board Member

get Monument Packet from BLM

DEER SPRINGS RANCH OWNERS ASSOCIATION

P.O. Box 254
Kanab, UT 84741
(435)644-5007



The monthly meeting of the Deer Springs Ranch Owners Association Board of Directors will be held on THURSDAY, April 13, at 3:00 P.M. at 28 North Main Street, Kanab, UT.

Agenda:

1. Call to order
2. Approve prior minutes
3. Financial report — *5000 per month Vance for utilities*
— list of unpaid - delinquent accounts — long call to checkout each
4. Bureau of Land Management road issues and ranch road issues.
5. Resolution 2000-2 designating an official representative of DSROA for BLM, Forest Service, County And others.
6. Water well drillers
7. Cabins and furnishings ✓
8. Crops and canals
9. Vance Beckstead report
10. Other
11. Closed meeting (pending litigation)
12. Adjourn

J. Edward Rabin
attorney for Plaintiff
Message from Board
to

**DEER SPRINGS RANCH OWNERS ASSOCIATION
BOARD MEETING**

April 13, 2000
3:00 P.M.



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

Others present:, Vance Beckstead.

1. Minutes

Larry Walters made a motion seconded by Taylor Button to approve the minutes of March 7, 2000. All voted aye.

2. Financial report

Larry Baer presented the financial report for March and April and year to date, 2000. Larry Walter requested a list of delinquent accounts for the next meeting in May.

3. Resolution 2000-2

Resolution 2000-2 designating an official representative for the BLM and other governmental agencies from DSROA was discussed. Larry Walters will redo resolution for approval in May for everyone's signatures.

4. BLM road map

Larry Walters made a motion seconded by Paul Ford to approve the BLM road map and appoint Larry Baer as the representative from DSROA to the BLM and other governmental agencies. All voted aye.

5. Water wells

There was some discussion on water well drilling and locations for wells. Larry Baer suggested that we develop a master plan to see what wells are needed and at what locations.

Paul Ford made a motion seconded by Larry Walters to do master planning for water development. All voted aye.

6. Cabins and furnishings

Joe Boze and John Martine are getting some mattresses in Las Vegas for ranch use. They will be available after May and we will reimburse them for the costs.

7. Canals and crops

We need to review the existence of canals at the Ranch and see if any could be used to encourage some crop production in the future.

**DEER SPRINGS RANCH OWNERS ASSOCIATION
BOARD MEETING**

April 13, 2000
3:00 P.M.



7. Vance Beckstead report

Vance reported that the lower cabins were now open.

Vance reported that the insurance carrier is insisting that riding helmets are worn by those riding horses. Larry Walters made a motion seconded by Nyle Willis to require all horse riders to use a helmet if they wanted to ride horses. All voted aye.

Vance reported that the French documentary film crew will be at the Ranch this week end. They are about one week behind schedule and they will be there about one week.

8. Other

Larry Baer showed some pictures of lot # 1 and 2 which have been over grazed and appear damaged by member's horses.

9. Closed meeting

Nyle Willis made a motion seconded by Paul Ford to go into closed meeting to discuss proposed litigation. All voted aye. Larry Walters made a motion seconded by Taylor Button to go out of closed meeting. All voted aye.

10. Litigation items

Larry Walters made a motion seconded by Paul Ford to have President and Secretary act as negotiating team to work with attorney on legal matters. All voted aye.

Larry Walters made a motion seconded by Taylor Button to negotiate an agreement with legal counsel for a lot to be used as collateral with a repurchase agreement for legal fees. All voted aye.

Nyle Willis will get lists from Randy Brown of all lot owners, both alphabetically and numerically with outstanding balances for legal counsel.

Larry Walters made a motion seconded by Nyle Willis to have legal counsel write a resolution of notification for all members concerning the voting process at the next annual meeting and identifying who will be eligible to vote. All voted aye.

11. Adjourn

Nyle Willis made a motion seconded by Larry Walters to adjourn. All voted aye.

DEER SPRINGS RANCH OWNERS ASSOCIATION

P.O. Box 254
Kanab, UT 84741
(435)644-5007



The monthly meeting of the Deer Springs Ranch Owners Association Board of Directors will be held on THURSDAY, May 11, at 3:00 P.M. at 28 North Main Street, Kanab, UT.

Agenda:

1. Call to order
2. Approve prior minutes
3. Financial report
4. Report on meeting with Bureau of Land Management on ranch road and grazing issues.
5. Resolution 2000-2 designating an official representative of DSROA for BLM, Forest Service, County And others.
6. Resolution 2000-3 a resolution prohibiting delinquent accounts from exercising rights and privileges of the Association including voting. *repealed*
7. Report on movie documentary production
8. Discuss committees and committee assignments
9. Questionnaire on future direction of Ranch.
10. Report information on Deer tags.
11. Vance Beckstead report
12. Other
13. Closed meeting (pending litigation)
14. Adjourn

135
Winters
Heather Heath & Cleo

**DEER SPRINGS RANCH OWNERS ASSOCIATION
BOARD MEETING**

May 11, 2000
3:00 P.M.



Board members present: Nyle Willis, Taylor Button, Larry Baer, Larry Walters.

Others present:, Vance Beckstead, Ranch members: Mr. & Mrs. Heath

1. Minutes

Taylor Button made a motion seconded by Larry Walters to approve the minutes of April 13, 2000. All voted aye.

2. Financial report

Larry Baer presented the financial report for April and year to date May 11, 2000. Vance Beckstead reported that we received about \$ 4,000.00 from the French documentary film crew.

3. Resolution 2000-2

Larry Baer reported on meeting with BLM on road issues. Nyle Willis made a motion seconded by Taylor Button to reaffirm approval of Resolution 2000-2 designating Larry Baer (President of DSROA) or any subsequent President of the Association as the contact person for BLM and all governmental entities that DSROA does business with. Those voting aye in roll call vote: Nyle Willis, Taylor Button, Larry Walters, Larry Baer. Those voting nay: none.

4. Grazing Permits

Larry Baer reported on applications for cattle grazing on BLM allotments for 2000. Some concerns were expressed about over grazing on the Ranch.

Vance Beckstead shared some suggestions (some from Diane) to limit cattle on the Ranch. Also suggested that parts of the Ranch be removed from grazing and consider buying cows owned by the Association for Ranch use.

Larry Walters made a motion seconded by Nyle Willis to table any action on cattle leases for future study.

5. Resolution 2000-3

Larry Walters made a motion seconded by Taylor Button to adopt Resolution 2000-3 which prohibits delinquent accounts (Ranch property owners) from exercising any rights or privileges of the Ranch as long as they are delinquent. Those voting aye in roll call vote: Nyle Willis, Larry Baer, Taylor Button, Larry Walters. Those voting nay: None.

Nyle Willis will work with Randy Brown to come up with a letter to send out to delinquent accounts reminding them that they must be current to use the Ranch.

6. Film production

Vance Beckstead reported on the final filming by the film group at the Ranch.

**DEER SPRINGS RANCH OWNERS ASSOCIATION
BOARD MEETING**

~~April 13, 2000~~ *MA*

3:00 P.M.



7. Committees and committee assignments

Committee assignments for the Board Members were made as follows:

Roads:	Larry Baer
Agriculture & livestock:	Taylor Button
Building & cabins:	Paul Ford
Member relations and communications:	Larry Walters
Water:	Larry Baer, Larry Walters, Paul Ford
Financial & administration:	Nyle Willis

8. Deer tags

Larry Baer reported on a meeting with Jeff Johnson concerning Deer Tag allocations on the Paunsagaunt hunting unit. DSROA will compile information for Association that allocates deer tags.

9. Vance Beckstead report

Vance reported that the upper cabins will be open next week.

They have started building a border fence in Pipeline canyon.

Ken Lent has started construction on his cabin.

Roger Manasse is fencing his lots in Podunk

10. Other

Larry Baer reported that he had talked to Val Cram about lot number 1. Val had stated that he had no agreement for use of lot 1 and that the horse(s) that had caused the over grazing in lot 1 belonged to other members in Podunk and he didn't have anything to do with it or give them permission to use the property.

11. Closed meeting

Nyle Willis made a motion seconded by Taylor Button to go into closed meeting to discuss litigation issues. All voted aye.

Nyle Willis made a motion seconded by Larry Walters to go out of closed meeting. All voted aye.

12. Adjourn

Larry Walters made a motion seconded by Taylor Button to adjourn. All voted aye.

DEER SPRINGS RANCH OWNERS ASSOCIATION

P.O. Box 254
Kanab, UT 84741
(435)644-5007



The monthly meeting of the Deer Springs Ranch Owners Association Board of Directors will be held on **THURSDAY**, June 8, 2000 at 3:00 P.M. at 28 North Main Street, Kanab, UT.

Agenda:

1. Call to order
2. Approve prior minutes
3. Financial report
4. Report on meeting with Bureau of Land Management on ranch road and grazing issues.
5. Clarkson letter on water right legislation.
6. County road, fencing, and cattle guard.
7. Forest Service, fencing, and grazing issues.
8. Chain saw request.
9. Randy Brown and Karon Jacobsen's requests on lots.
10. Questionnaire on future direction of Ranch.
11. Report information on Deer tags.
12. Vance Beckstead report
13. Lot # 1 issues
14. Closed meeting (Litigation report)
15. Limitation on contributions for litigation?
16. Other
17. Adjourn

**DEER SPRINGS RANCH OWNERS ASSOCIATION
BOARD MEETING**

JUNE 8, 2000

3:00 P.M.



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

Others present:, Vance Beckstead, Ranch members: Ed and Meg Mayer.

1. Closed meeting

Nyle Willis made a motion seconded by Larry Walters to go into closed meeting to discuss litigation issues.

Taylor Button made a motion seconded by Larry Walters to go out of closed meeting.

2. BLM - Frank Olsen

Frank Olsen from the BLM reported to the Board on progress on road issues. He emphasized that we should not make any improvements on roads in applications until those roads are approved.

3. Lot No. 1

The Board asked Attorney Ed Robbins to write a letter to Val Cram asking him to remove his private lock from Lot # 1 and replace it with a Ranch lock or no lock and to stop restricting member's access to lot.

4. Minutes

Larry Walters made a motion seconded by Taylor Button to approve the minutes of May 8, 2000. All voted aye.

5. Financial report

Larry Baer presented financial report for transactions up to June 8, 2000. Taylor Button made a motion seconded by Larry Baer to accept the financial report.

6. BLM & Forest Service grazing

Larry Baer reported on communications with the BLM and Forest Service on grazing and fencing problems. Larry will meet with Carl Gillette of the Forest Service in Panguitch to see how we can work on a cooperative effort for some common problems.

7. Water right legislation

There was some discussion on a letter from Dale Clarkson to the Board concerning the new laws affecting water rights in the State of Utah. It appears that the new regulations will require a more formal procedure in transferring water rights and obtaining water rights.

8. Cattle guards

Kane County is insisting that we place cattle guard on road to Roy Poole ranch. Larry Walters made a motion seconded by Nyle Willis to have County install cattle guards.

**DEER SPRINGS RANCH OWNERS ASSOCIATION
BOARD MEETING**

June 8, 2000
3:00 P.M.



9. Chain saw

Vance Beckstead reported that they need a new chain saw to cut posts for the new fences under construction. Nyle Willis made a motion seconded by Taylor Button to purchase a new chain saw.

10. Members request to remove memberships from lots

Randy Brown and Karon Jacobsen wrote a letter to the Board requesting that their memberships be removed from their lots so that they could sell them to the BLM. There was some discussion as to the ability of the Board to change bylaws and protective covenants. It was decided that all of these issues are in litigation and so nothing can be done at this time.

11. Member survey

Larry Walters presented a questionnaire to be sent to all members to get ideas on Ranch direction. We hope to have this survey completed before September meeting.

12. Deer tags

Larry Baer is gathering information on property for the allocation of deer tags. He will get the information to Jeff Johnson for allocation of tags.

13. Vance Beckstead report

- a. Vance will have notes signed on graveling roads to lots.
- b. The insurance company handling liability insurance needs to change address for billing.

14. Annual meeting

Nyle Willis made a motion seconded by Taylor Button to hold annual meeting on September 23, 2000 at the Kanab City library in Kanab. All voted aye.

15. Brent Jacobsen house plans

Nyle Willis made a motion seconded by Paul Ford to approve house plans submitted by Brent Jacobsen subject to approval by Kane County building inspectors. All voted aye.

16. Adjourn

Nyle Willis made a motion seconded by Larry Walters to adjourn. All voted aye.

Survey of Members
Deer Springs Ranch Owners Associations
June, 2000

The DSROA Board has begun a long-term planning process for Deer Springs Ranch. To help us in this effort, we need to know the priorities and desires of the DSROA membership. Would you please take a few minutes and respond to the following questions? This information will be compiled and presented to the Board and then to the membership at the annual meeting in September.

Also, please remember that improving conditions or services at the ranch is probably not free, so think about what you would be willing to pay more for (or what you would be willing to give up) as you make your comments.

Roads

The Board is in the final stages of resolving access and right-of-way issues with the Bureau of Land Management. As we plan for the management of the 100 or so miles of road on the ranch, what standards would you like to see followed?

Main roads (Meadow Canyon, Slide Canyon, etc.) should be:

- | | |
|--|--|
| <input type="checkbox"/> 60 feet wide (2 lanes, parking, barrow) | <input type="checkbox"/> Paved |
| <input type="checkbox"/> 40 feet wide (2 lanes, parking) | <input type="checkbox"/> Good gravel |
| <input type="checkbox"/> 30 feet wide (2 lanes) | <input type="checkbox"/> Graded dirt |
| <input type="checkbox"/> 20 feet wide (1 lane) | <input type="checkbox"/> 4-wheel drive |

Other roads should be:

- | | |
|---------------------------------------|--|
| <input type="checkbox"/> 40 feet wide | <input type="checkbox"/> Paved |
| <input type="checkbox"/> 30 feet wide | <input type="checkbox"/> Good gravel |
| <input type="checkbox"/> 20 feet wide | <input type="checkbox"/> Graded dirt |
| | <input type="checkbox"/> 4-wheel drive |

Other comments on the roads:

Cabins

Have you stayed in a cabin for more than one night in the past year? Yes No

If yes, how would you rate your experience?

Excellent Good Fair Poor

Comments?

Do you think the Association should acquire more cabins in the near future? Yes No

What suggestions do you have for improving the cabins?

Water

Should the Association move ahead with the development of an expanded and improved water system including a new well, integrating the new tank and running a new line from the tank to the lower cabins and ranch house?

- Yes, this is a major priority
- Yes, but this is not a major priority
- No
- I don't know

Should the Association promote and facilitate the development of shared wells throughout the ranch?

- Yes No Don't know

Comments on water issues:

Agriculture and livestock

Some people have expressed concern about overgrazing on the ranch. Others would like to see cattle eliminated altogether. What do you think?

Do you feel the ranch is currently overgrazed? Yes No Don't know

What do you think we should do with cattle grazing on the ranch? (Choose one)

- Keep grazing as is
- Continue to allow member cattle on the ranch, but reduce the total number of animals allowed
- The ranch should have its own small herd of cattle, and member cattle should be strictly limited
- Eliminate cattle grazing altogether
- Other (please specify)

Comments on grazing and agricultural issues:

Land development

There has been some controversy in the past over whether the Association should permit splitting the current 20-acre lots into 10-acre lots. Allowing 10-acre lots would have some advantages and some disadvantages. On the plus side, 10-acre lots would be easier for the developer to sell and could provide a broader base for the financial support of the ranch and the Association. On the negative side, doubling the number of members would increase costs and increase the strain placed on ranch roads, the cabins, and other ranch facilities. What is your view?

- _____ I/We support allowing 20-acre lots or larger to be split into 10-acre parcels.
- _____ I/We oppose allowing 10-acre lots.
- _____ Don't know yet

Comments on land development issues:

Member services

Please rate the quality of the following member services .

	Excellent	Good	Fair	Poor
Cabin reservation and rental service	_____	_____	_____	_____
Member billing and accounting	_____	_____	_____	_____
Horseback riding	_____	_____	_____	_____
Ranch store	_____	_____	_____	_____
Petting zoo	_____	_____	_____	_____
Overall ranch management	_____	_____	_____	_____

If the Association had an official Internet web site that allowed members to check cabin availability and make reservations on-line, as well as providing other information, would you use this service?

- Definitely
- Probably
- Probably not
- Definitely not
- Don't know

Comments on member services:

Your Priorities

Finally, please indicate what you feel are the **THREE MOST IMPORTANT** management concerns facing the ranch. Mark your first priority with 1, your second priority with 2 and your third priority with 3. Feel free to add other items if you think we left something off.

- Improving/maintaining roads
- Protecting/improving our water rights
- Protecting/improving our water systems
- Cattle grazing on the ranch and ranch grazing rights
- Improving/maintaining the common areas, forests and rangelands on the ranch
- Other agricultural issues (please specify _____)
- Encouraging the sale of lots still owned by the developer
- Encouraging the development of lots by owners
- Creating a fund for major improvements and maintenance
- Protecting/improving hunting on and around the ranch
- Improving/maintaining cabins
- Improving the cabin reservation system
- Improving member services, such as horseback riding, fishing, ranch store, petting zoo, etc.
- Improving the member billing and collection system
- Enhancing independent sources of ranch income such as the motorcycle race, movie productions, cabin rentals, or tourist access to the Grand Staircase Monument.
- Other, please specify

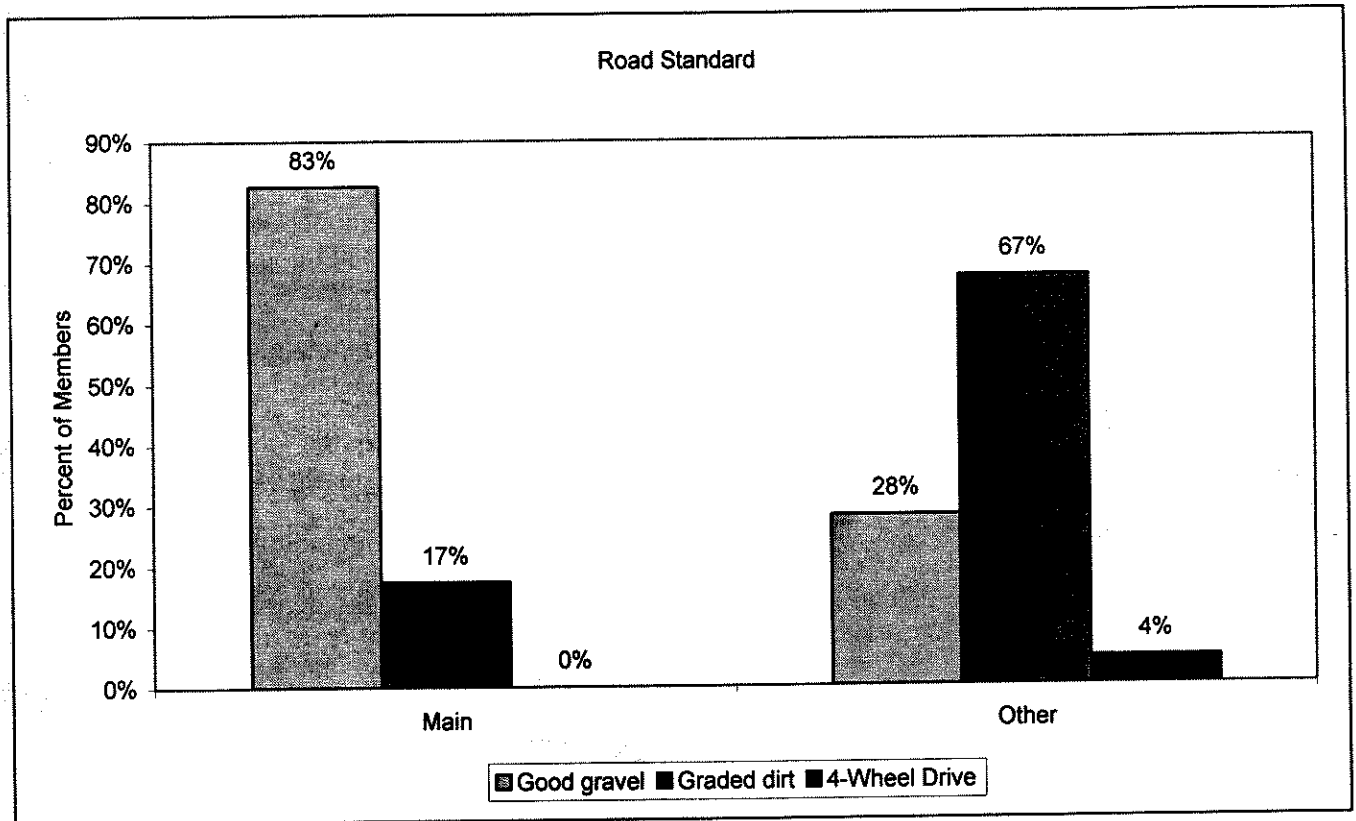
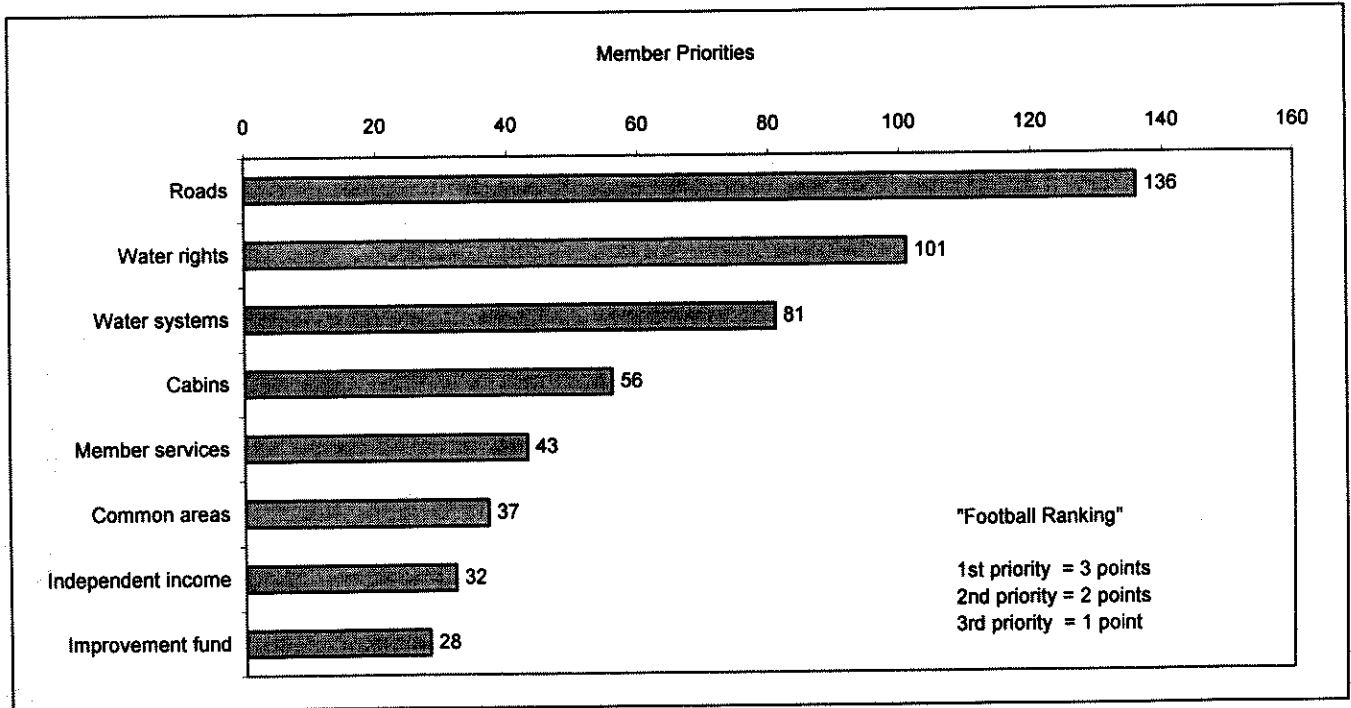
Any other comments or suggestions you would like to make?

Please return this form in the enclosed envelope to
Larry Walters, Member services committee, 1415 Jordan Ave, Provo, UT 84604

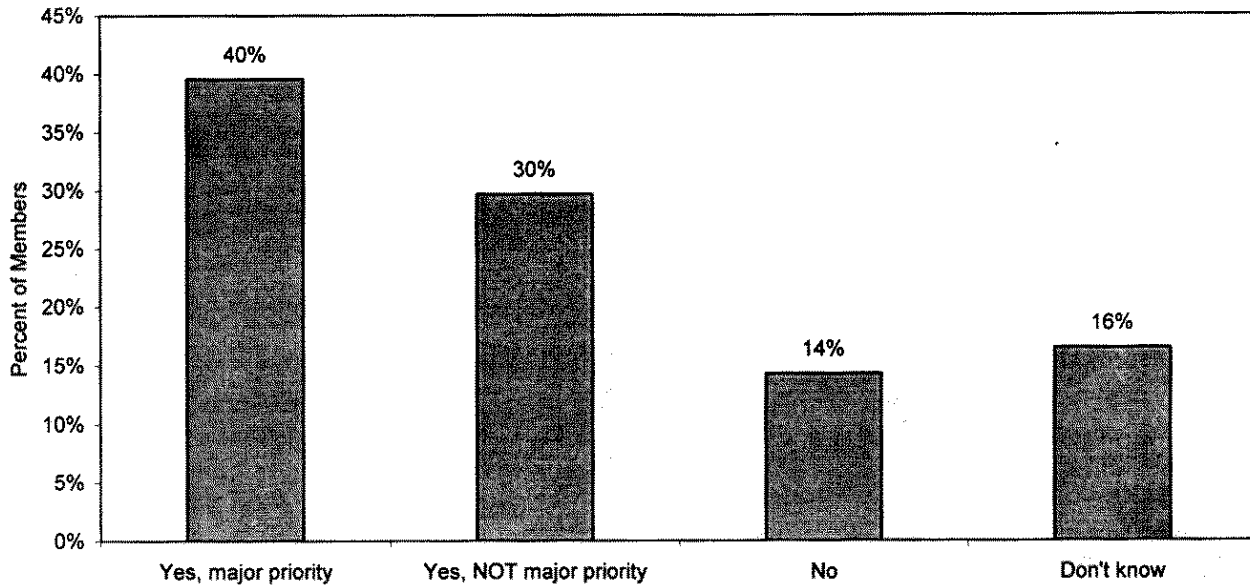
Summary of Member Survey Responses

(Survey was sent out in June, 2000)

Number of surveys received: 94
 Number of lots represented: at least 145

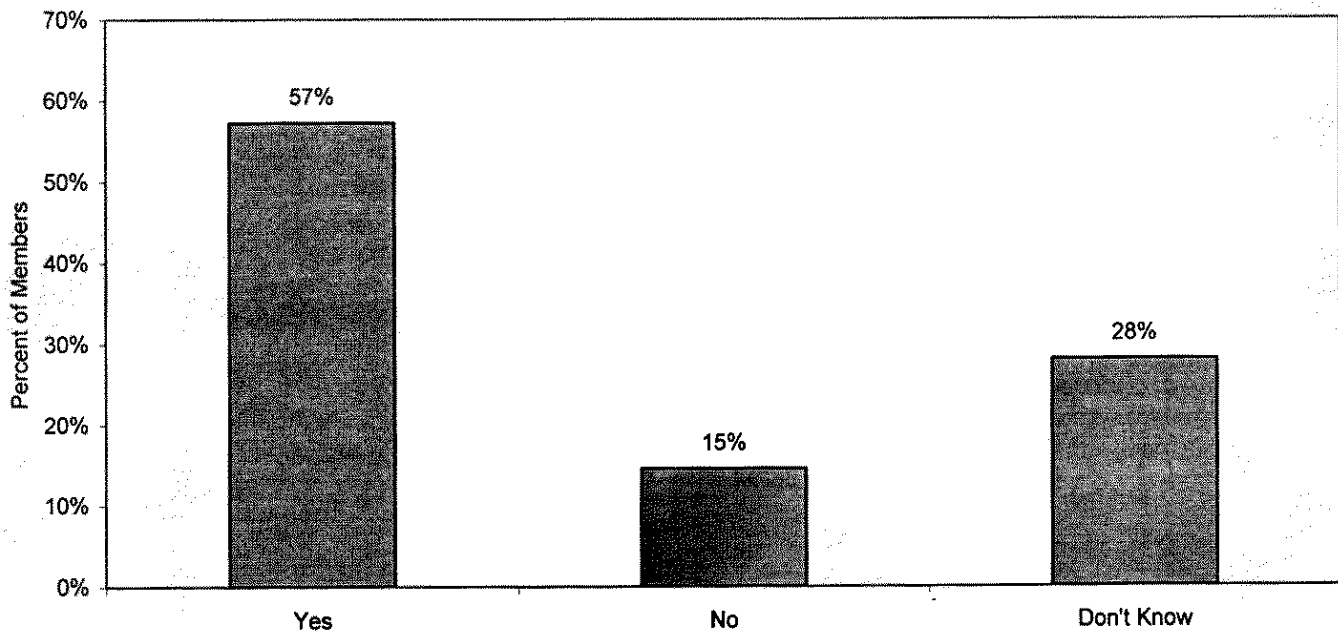


Should the Association move ahead with the development of an expanded and improved water system?

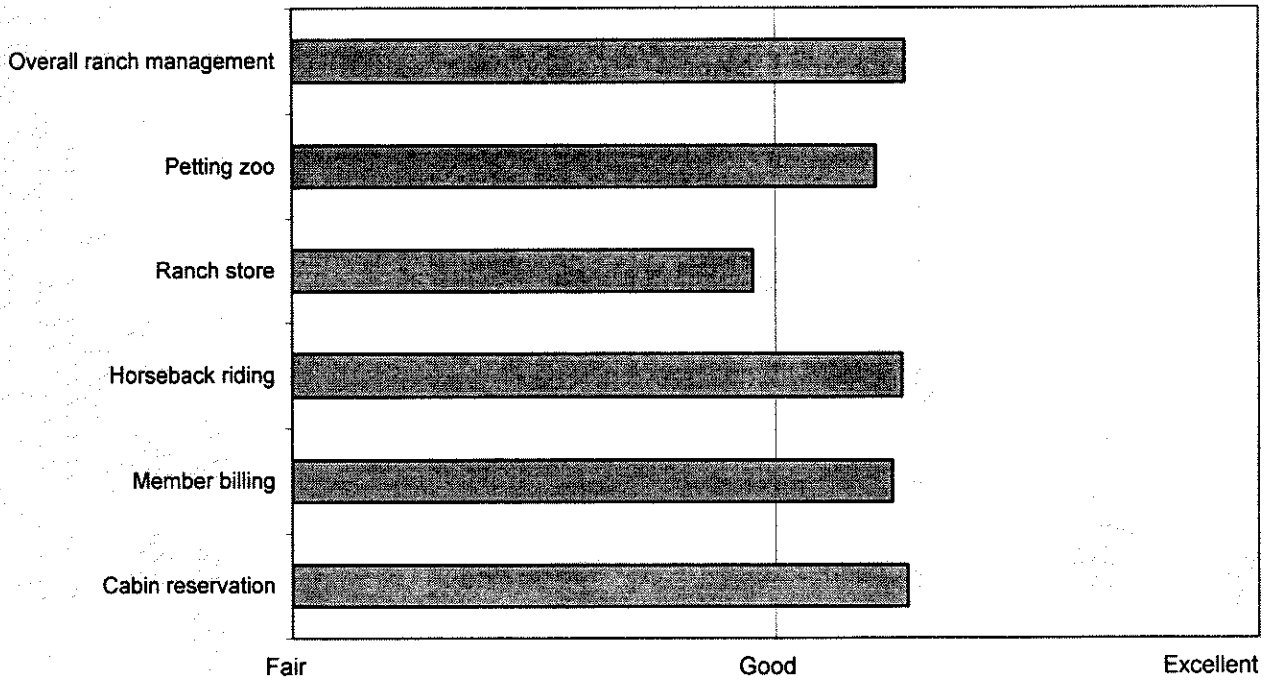


- 6% Drill a new well in the current well field and install new storage facilities there.
- 27% Drill a new well close to the large tank we recently purchased and run approximately 1 mile of new pipe to the lower cabins and ranch house.
- 28% Move the new large tank to the location of the current tanks (by the County road), and drill a new well in the current well field.
- 8% Restrict water hauling from ranch wells.
- 9% Other (please explain)
- 21% Don't know

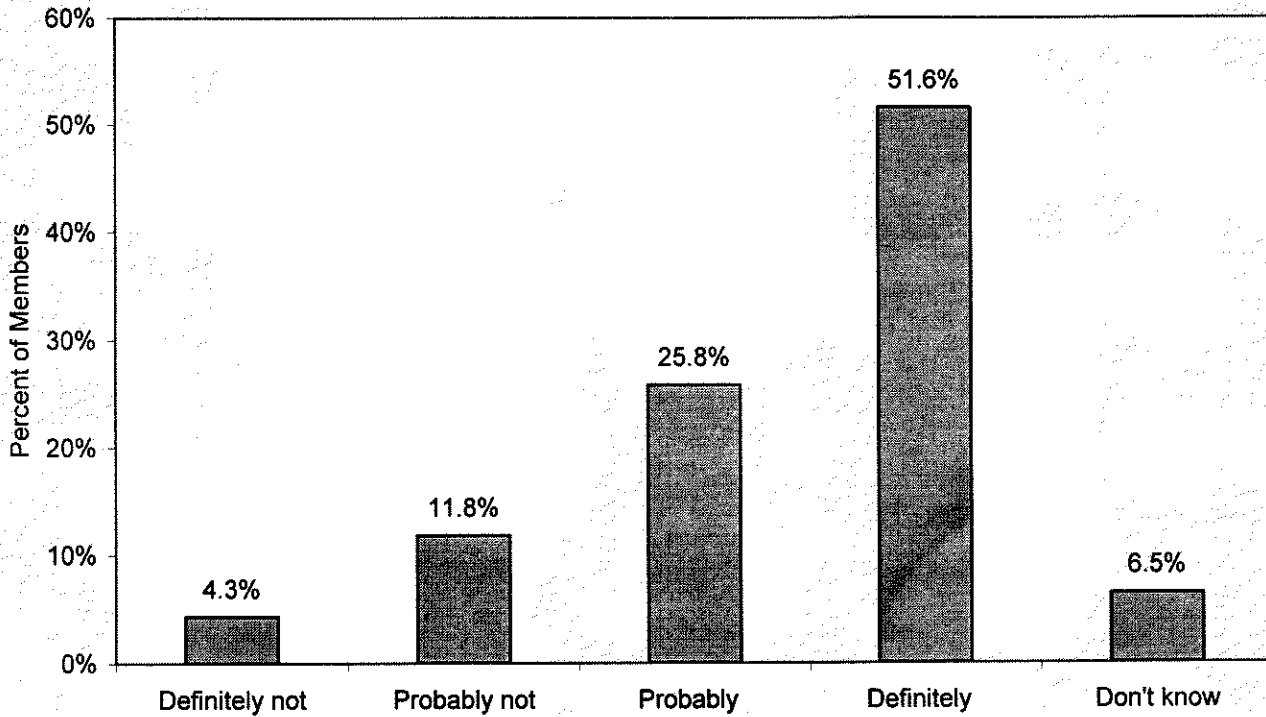
Should the Association promote the development of shared wells throughout the ranch?



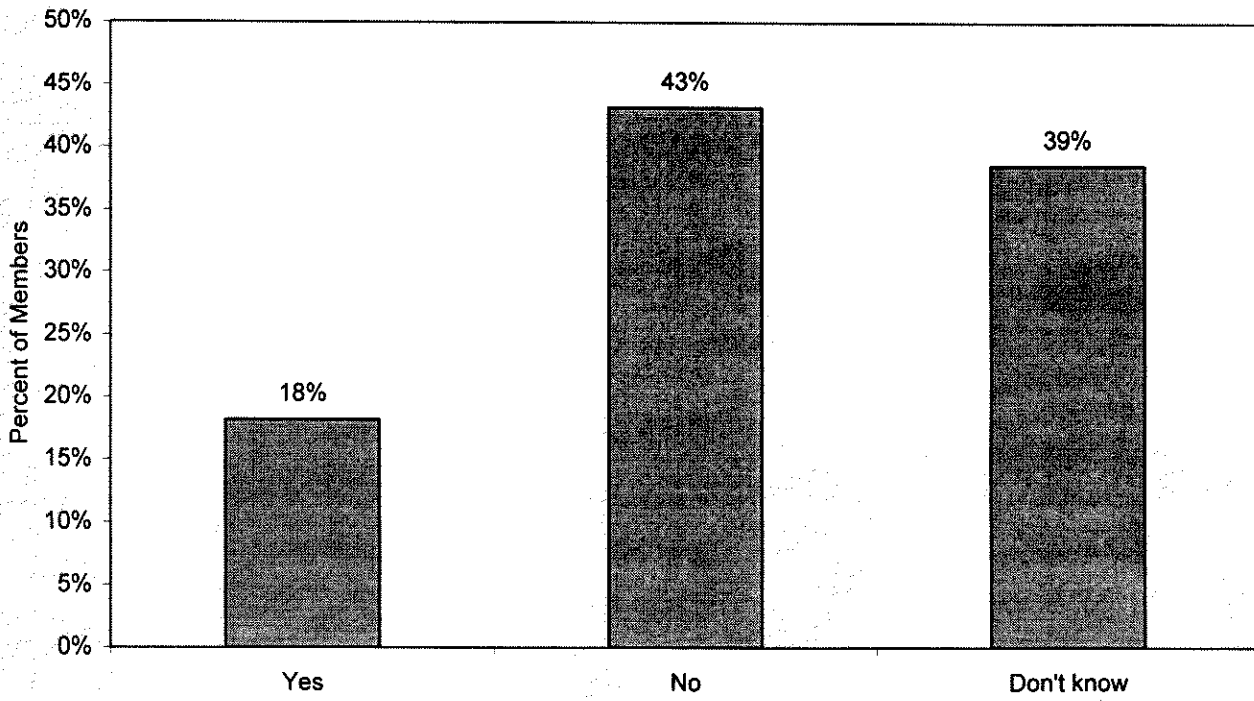
Average Member Services Rating



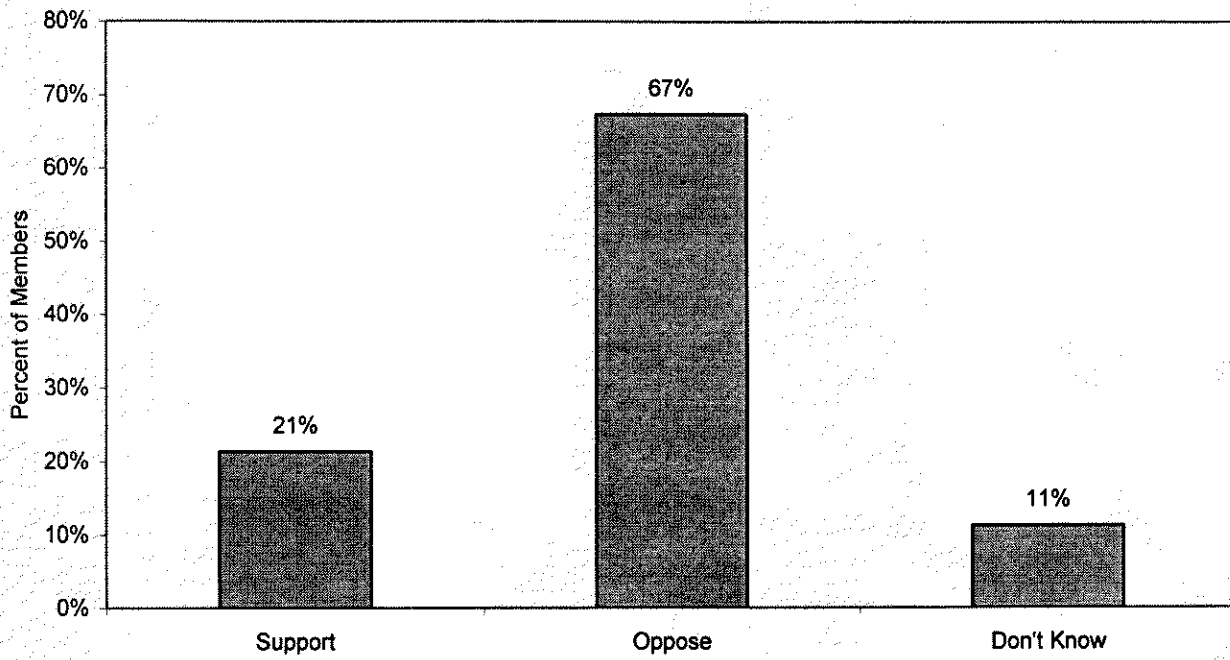
Would you use an Association web site?



Do you feel the ranch is currently overgrazed?



Allow 20-acre lots to be split into 10-acre lots



Survey of Members
Deer Springs Ranch Owners Associations
Results as of Sept 17, 2000 (94 Responses)

Roads

The Board is in the final stages of resolving access and right-of-way issues with the Bureau of Land Management. As we plan for the management of the 100 or so miles of road on the ranch, what standards would you like to see followed?

Main roads	Other roads
83% Good gravel	28% Good gravel
17% Graded dirt	67% Graded dirt
0% 4-wheel drive	4% 4-wheel drive

Cabins

Have you stayed in a cabin for more than one night in the past year? Yes (47%) No (53%)

If yes, how would you rate your experience? (N=50)

- Excellent (42%)
- Good (44%)
- Fair (8%)
- Poor (6%)

Do you think the Association should acquire more cabins in the near future? Yes (21%) No (79%)

If yes, how would you suggest we pay for them? (N=29)

- 10% Raise the annual assessment
- 24% Have a one-time special assessment
- 21% Ask for donations
- 45% Other

Water

Maintaining and improving the ranch's current water supply is an important issue we face. As more and more members seek to haul significant amounts of water for their cabins from ranch wells, there is pressure from the State to have an "improved" water supply. This will require that we drill a new well and replace the existing storage tanks. There are at least three alternatives for meeting this need. Which would you prefer?

- 6% Drill a new well in the current well field and install new storage facilities there.
- 27% Drill a new well close to the large tank we recently purchased and run approximately 1 mile of new pipe to the lower cabins and ranch house.
- 28% Move the new large tank to the location of the current tanks (by the County road), and drill a new well in the current well field.
- 8% Restrict water hauling from ranch wells.
- 9% Other
- 21% DON'T KNOW

Should the Association move ahead with the development of an expanded and improved water system?

- 40% Yes, this is a major priority
- 30% Yes, but this is not a major priority
- 14% No
- 16% I don't know

Should the Association promote and facilitate the development of shared wells throughout the ranch?

- Yes (57%)
- No (15%)
- Don't know (28%)

Agriculture and livestock

Some people have expressed concern about overgrazing on the ranch. Others would like to see cattle eliminated altogether. The Association currently receives about \$10,000 a year from grazing fees, so eliminating grazing altogether would require that we look for other sources of revenue. One option would be for the ranch to maintain its own small herd and sell the calves each year. We would like your opinions.

Do you feel the ranch is currently overgrazed?

- Yes (18%)
- No (43%)
- Don't know (39%)

What do you think we should do with cattle grazing on the ranch? (Choose one)

- 39% Keep grazing as is
- 20% Continue to allow grazing, but reduce the total number of animals allowed
- 36% The ranch should have its own small herd of cattle, and other cattle should be limited
- 1% Eliminate cattle grazing altogether
- 4% Other (please specify)

Should we try to improve grazing conditions on the ranch by (check the options you like):

- 40% Range improvements (chop brush, develop water catchments, erosion controls, reseeding of range grasses, pest control)
- 52% Irrigate some fields and plant alfalfa or pasture grasses (This would require that we pump water, but it would help prove up on water rights, could increase the number of deer tags we receive and could supply hay for the horses. Equipment will need to be acquired.)
- 26% Construct more cross fences to regulate grazing
- 5% Other (please specify)

The ranch currently receives tags for hunting deer each year and we have sold them to outfitters for about \$2,500 each. Should we:

- 45% Continue this practice of selling any tags the Association receives to outfitters
- 23% Sell the tags only to Association members
- 29% Other (please specify)
- 2% Don't Know
Many members are saying offer the tags first to members, then sell to outfitters.

Land development

Should we fence the area by the upper fishpond and install softball field, a volleyball court and a picnic area?

- Yes (32%) No (44%) Don't know (24%)

Should we make the Ponderosa Pine grove west of the National Forest gate into a day-use only picnic area?

- Yes (49%) No (21%) Don't know (30%)

There has been some controversy in the past over whether the Association should permit splitting the current 20-acre lots into 10-acre lots. Allowing 10-acre lots would have some advantages and some disadvantages. On the plus side, 10-acre lots would be easier for the developer to sell and could provide a broader base for the financial support of the ranch and the Association. On the negative side, in order to secure County approval for this action, the ranch would need to be re-surveyed, the road system expanded to serve the new lots, and the water system improved to meet State standards. In addition, doubling the number of members would increase ongoing maintenance costs and increase the strain placed on ranch roads, the cabins, and other ranch facilities. What is your view?

- 21% I/We support allowing 20-acre lots or larger to be split into 10-acre parcels.
- 67% I/We oppose allowing 10-acre lots.
- 11% Don't know yet

The barn at the ranch headquarters is in poor repair. We have a bid for about \$4,500 for a new roof. In addition, we estimate that we will also need \$1,000 for structural repairs. What do you think we should do?

- 56% Spend the money and keep the old barn
- 14% Tear down the old barn and build a new smaller barn
- 21% Save the old look of the current barn and start a "save the barn" fund
- 8% Other (please specify)
- 1% Don't know

We have recently received several inquiries regarding enclosed storage and locked parking at the ranch.

Should we offer members a locked, fenced area where vehicles could be parked for an extended period of time?

- Yes (39%) No (46%) Don't know (15%)

If yes, what would be a fair monthly parking fee? (N=42)

- 64% Less than \$30/month
- 31% \$30 to \$50/month
- 2% \$50 to \$75/month
- 0 \$75 to \$100/month
- 0 Over \$100/month
- 2% Don't know

Should we offer members enclosed (probably steel shipping containers or something similar) storage facilities at the ranch? These would be suitable for storing ATVs, building materials, etc.

- Yes (27%) No (60%) Don't know (13%)

If yes, what would be a fair monthly fee for each storage unit? (N=31)

- 16% Less than \$30/month
- 61% \$30 to \$50/month
- 19% \$50 to \$75/month
- 3% \$75 to \$100/month
- 0 Over \$100/month

There appears to be some disagreement over All Terrain Vehicles on the ranch. How do you feel?

- 38% The current ATV policy is fine
- 43% ATVs should be permitted on the ranch, but the current policies need to be revisited and updated.
- 10% ATVs should not be allowed on the ranch.
- 8% Other (please specify)
- 1% Don't know

Member services

Please rate the quality of the following member services.

	Excellent	Good	Fair	Poor
Cabin reservation & rental	40%	47%	13%	0
Member billing	39%	49%	7%	4%
Horseback riding	41%	45%	12%	2%
Ranch store	25%	48%	22%	5%
Petting zoo	38%	47%	12%	3%
Overall ranch management	45%	41%	8%	5%

If the Association had an official Internet web site that allowed members to check cabin availability and make reservations on-line, as well as providing other information, would you use this service?

- Definitely | Probably | Probably not | Definitely not | DK
- 52% 26% 12% 4% 6%

Your Priorities

Finally, please indicate what you feel are the THREE MOST IMPORTANT management concerns facing the ranch. Mark your first priority with 1, your second priority with 2 and your third priority with 3. Feel free to add other items if you think we left something off.

[rank – points – percent of people]

- 1-136-68% Improving/maintaining roads
- 2-101-45% Protecting/improving our water rights
- 3-81-45% Protecting/improving our water systems
- 4-56-31% Improving/maintaining cabins
- 5-43-20% Encouraging the sale of lots still owned by the developer
- 6-37-22% Improving/maintaining the common areas, forests and rangelands on the ranch
- 7-32-19% Enhancing independent sources of ranch income such as the motorcycle race, movie productions, cabin rentals, or tourist access to the Grand Staircase Monument.
- 8-28-17% Creating a fund for major improvements and maintenance
- 9-18-12% Cattle grazing on the ranch and ranch grazing rights
- 10-11-6% Encouraging the development of lots by owners
- 11-9-7% Improving member services, such as horseback riding, fishing, ranch store, petting zoo, etc.
- 11-9-4% Improving the member billing and collection system
- 13-8-6% Eliminate hunting on the ranch
- 14-7-3% Other, please specify
- 15-6-4% Protecting/improving hunting on and around the ranch
- 15-6-3% Improving the cabin reservation system
- 17-2-2% Other agricultural issues

Now, please tell us a bit about your situation.

How many lots do you own?

Total: at least 145

Do you have a cabin or home on your property?

- 11% Yes
- 26% No, I plan to build in the next 2 to 5 years
- 17% No, I plan to build, but it won't be for at least 5 years
- 46% No, and I don't currently plan to build

How many times a year do you or your family visit the ranch?

- 5% I/We live there year-round
- 35% I/We visit several times a year
- 32% I/We visit only once or twice a year
- 20% I/We visit less than once or twice a year
- 8% I/We never visit the ranch



At the Ranch

JUNE 2000

SPEAK UP!

The Board has begun a long-term planning process. We need your input and your ideas.

Please fill out the enclosed survey and return it right away.

The Board will report the survey results at the annual meeting,

September 23, 2000

Kanab City Library

PRESIDENT'S UPDATE

Larry D. Baer

It's time for another mailing to go out and I will try to keep you informed as to what is going on at the ranch and with the association.

At our last board meeting held on May 11, 2000, committees and committee assignments were made. I was assigned to head the committee on roads as well as being on the water committee with Larry Walters and Paul Ford. Taylor Button was assigned to head the agricultural and livestock committee. Paul Ford was assigned the building and cabins committee. Member relations and

communications was assigned to Larry Walters, and Nyle Willis the financial and administration committee. If any of you have a desire to help out on any of these committees we would greatly appreciate it, along with your ideas and comments.

As most of you are well aware, Southern Utah is in an extreme drought condition, with the National Forrest and other public lands forbidding the use of open fires and in many places camping. With this in mind we ask you to be extremely careful when visiting our ranch. As the Fourth of July season is upon us, we ask that fireworks be left at home.

There is some building activity going on with some members at the ranch, as perk tests have been applied for and been made. We have also received plans as required by the bylaws for cabin construction. The County Building Inspectors are concerned about some of the unauthorized construction and building code violations presently at the ranch. They will be inspecting all areas under their jurisdiction in the near future. We hope that you will give them your complete cooperation. Hopefully we all remember that we agreed to keeping County Building Codes upon our buying a Deer Springs lot.

Resolution 2000-3 was presented and passed by the Board which prohibits the use of cabins, voting and other association privileges for those who are delinquent in their association dues and late fees. This was unanimously passed with

no dissenting votes. Delinquent notices should be received in the near future from our accountant. Legal action will be taken on accounts seriously delinquent.

I trust that most of you are by now aware that the DSROA Board of Directors has filed an action in District Court against the Developer, Dale Clarkson. We have tried without success in determining if the Bylaws applied to only the DSROA members or to all parties concerned with the ranch. We feel that many flagrant violations have taken place on the part of the Developer at extremely high monetary and good-will cost to the association.

The association dues and money **ARE NOT** being used in this endeavor. Many have offered financial support, and those wishing to help in this cause may do so by sending a check to: DSROA, C/O Nyle W. Willis, CPA, 28 North Main Street, Kanab, Utah 84741. These funds are placed in a special account for this purpose and a record is being kept as we feel that we will prevail and that most if

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not all funds should be able to be returned to the donor. We are grateful for the support that we have thus far received.

We realize that we are going through some very trying times at Deer Springs. Your Board of Directors have been and are very concerned about this. We have been doing everything that we can to rectify the problems. I have been very pleased with the way your current Board of Directors has been working together as a team. I would be very grateful if you could keep this current Board in place through the next term. These men are doing a great job. No, we don't all think alike. We have different and varying ideas of how to solve the problems, however after discussion and deliberation we have been able to come to a common solution and work toward that end as a Board. Each has a great love for Deer Springs and want to be (with our families) a part of it for many, many years to come. We are working very hard to see that it be a peaceful and enjoyable place for families to enjoy.

This year's association meeting will be held on Saturday, the 23rd of September. The exact time has not been set, but will probably be in the early afternoon. It will be held in the City Library of Kanab, the same as last year. Please mark this on your calendar. We hope as many as possible can attend.

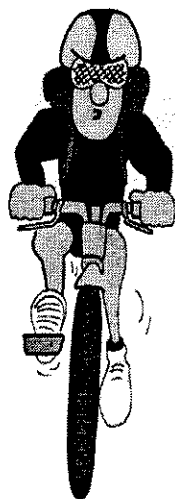
I am very grateful for the letters and the telephone calls that have indicated your support in what we have been doing thus far.

I truly hope that you can come and visit our ranch with your families and have an enjoyable time. Vance and Diane are doing a great job and we are grateful to them for it. Hopefully I will be able to meet you there as I am there just about every week. I'm told the fishing is really good right now and families are having fun.

Thank you for your support.

TRAVELING AROUND

Jordan Beckstead



(Editor's Note: This is the first of what we hope will be a regular column on sites to see around the ranch by members of the Beckstead family)

"Under the Rim" Trail

There are lots of fun places around, in, or near the ranch. Above the iron gate at the top of the ranch is a beautiful National Forest.

Not many people have seen the huge Ponderosa pines, the many groves of aspen, the thickets of oak, and the many chokecherry bushes. (Yummy)

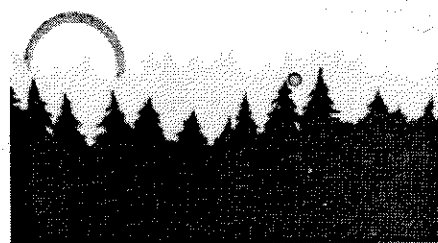
The forest service has made a pack trail that will go from Alton to Cannonville. It passes right above the ranch. This trail is open to hikers, bicyclists, and horseback riders. All motor transportation is banned.

The "under the rim" trail follows an old government pack trail, but has had to be altered in a few places to keep it on the forest. It crosses through the top of Slide Canyon, drops down into Pipeline, climbs over into Crawford, and then continues over to Podunk. In many spots the trail works its way right under the pink cliffs.

Hiking is a great way to see the trail. Hikes can be all-day, half-day or five-minutes, depending on how far you go.

Also, a slightly different thing we are doing this year is we are doing the horseback rides from the upper meadows. This gives people a chance to see this part of the ranch and the forest on horseback.

Everyone should try to get to the forest sometime in their stay here at the ranch.



MANAGER'S CORNER

The Becksteads

The summer season is in full swing. It's great to be seeing so many of you again. The ranch is doing and looking good, except that it's a little too dry. We some of you "It always rains on" to come!

Here are some things to look for:

- Cabin #10 has had its new bathrooms installed
- The Garden cabin now has the biggest fridge on the ranch
- Cabin #1 also has a bigger and better fridge
- We have new picnic tables by the fire pit at H.Q.
- There are more flower beds and Joseph has been building and installing bird feeders
- Old fences are being rebuilt and new ones put in where needed
- New cattle guards (not so many gates) and gravel on roads

More members have begun to build on their properties, and we've had some great plans turned into the Board. We appreciate all of those of you who are doing things up right. It saves a lot of problems in the future.

With the gravel pit operating on the ranch several members have graveled their access on or to their lots.

Be sure to check out the store. We have new hats and seven kinds of T-shirts that look great. We can also special order shirts now, so let the Becksteads know if you'd like some personalized for your

group. We also have maps and information for the National Monument. Remember it's on two sides of us now.

We want you to know that we think the ranch is in good hands and things are going in the right direction. Some things are a little uncomfortable right now but we need to go ahead and get these questions settled once and for all, so they don't keep coming back.

Remember, it's your ranch, so stay informed and involved.

We appreciate being able to work for you.

P.S. For any of you interested, Kanab is presenting the Wizard of Oz, the first week in August. Directed by Member Linda Aldermand with Terry Alderman as the Wizard, Vance Beckstead as the Scarecrow, Dianna and Jordan Beckstead also take part. If you're here we'd love to have you come.

NOTEWORTHY

- The BLM road identification and documentation has been progressing very well. We have worked with BLM to prepare a map of all ranch roads that cross BLM property. We have now filed the necessary paperwork to have all these roads officially approved by BLM. We hope to have this process completed by the end of the year (BLM is cooperative, but not quick.)
- Each year it seems that our liability insurance restrictions are becoming tougher, especially for horseback riding. Those riding ranch horses are now required by our insurance carrier to wear an ASTM/SEI-approved riding helmet. These helmets will be supplied by the ranch. Bicycle helmets do not qualify under these insurance regulations.
- During the past year we have had some problems with pets, particularly dogs, not being properly taken care of by their owners. According to our Protective Covenants and Restriction

From the Editor:

We need your help with this newsletter. We hope to make this a regular publication and a valued means of communicating happenings at the ranch and in the Association. If you have news or information you would like to communicate to the membership, send it in, and we will do our best to include it. Examples of things you might want to send in:

- ✦ Property or equipment on or around the ranch you would like to buy or sell
- ✦ Short articles on experiences you or your family had on or around the ranch
- ✦ Questions you would like the Board or the Becksteads to answer in the newsletter.
- ✦ Other news you think merits the attention of the membership.

Please send your contributions to:

Larry Walters
1415 Jordan Ave
Provo, UT 84604
email: larrywalters@earthlink.net

tions "Domestic pets shall be under the owner's immediate supervision and control at all times." If you are coming to enjoy the cabins and bringing your pets with you, please be sure that they are under your supervision at all times. Those living at the ranch need to see that their animals are also kept within their proper bounds.

AN OPEN LETTER TO THE MEMBERS OF DSROA

(Editor's note: Nyle Willis, a member of the DSROA Board, posted the following letter to the DSR email list. For the benefit of those who did not receive this by email, we include it here. Please be aware that there is no official connection between DSROA or the Board and Dan Wirt's web site mentioned in the letter. We have no control over the content or accuracy of what he posts.)

Dear DSROA Members:

As many of you are already aware, the DSROA Board of Directors filed an action in District Court to clarify a number of questions that have existed at the Ranch for some time. We have tried in desperation to come to some sort of

agreement of understanding with Dale Clarkson since last year, but those attempts have failed. As I have stated before, his replies to our concerns through his attorney have usually included a threat of legal action unless we agreed to his demands. We are weary of his threats and his attempts at intimidation.

The action that we filed is available and can be read in its entirety at Dan Wirt's website: mediawest.com/dsroriginalconcepts. As you can see, we are essentially trying to resolve four issues:

1. Can Dale Clarkson continue to vote his lots on which he pays no dues? In our interpretation, that activity is contrary to the Bylaws and Covenants.
2. Should Dale Clarkson be required to pay past dues on those lots that he has voted and has received benefits from the Association?
3. Should Dale Clarkson be allowed to separate memberships from lots so as to facilitate sales or settle complaints from buyers, contrary to Bylaws and Covenants?

MARK YOUR CALENDARS!

**The Official DSROA
Annual Meeting**

will be held

Saturday, Sept. 23, 2000,
at the Kanab City Library.

Please note that this is also the weekend of Kanab's Cowboy Poetry Festival, so plan on enjoying the weekend.

4. Should Dale Clarkson be held responsible for and accept the liability of building illegal roads across BLM administered land?

I believe that the answers to these questions are long overdue and need to be addressed. It is unfortunate that we could not settle these problems another way.

Many of you have called or e-mailed offering financial assistance in this effort. We believe that we will prevail and will be able to recoup our costs through the courts. We have used no Association dues for this effort so far and have no plans to do so. We are keeping account of all contributions and hope to refund all money collected at the conclusion of this action. If you would like to support us in this endeavor, please make

checks payable to Deer Springs Ranch Owners Association and mail to:

DSROA
C/O Nyle W. Willis, CPA
28 North Main Street
Kanab, UT 84741

We appreciate your support in this activity and hope to come to a fair and equitable conclusion. If you have concerns or questions, my e-mail address is: nww@xpressweb.com.

Nyle W. Willis, CPA

CRITTER CORRAL

Dianna Beckstead



*(Editor's Note:
Another first that we
hope to continue)*

The baby animal boom is pretty much over; the little goats are going on two months. We've already had two batches of baby rabbits. Yet we are having little animals popping up all over. We have kittens coming out of our ears! Fifteen in all. They're adorable,

cute and friendly. If anyone wants to give them a good home, let us know!

As for the birds we have three clutches of baby Pea fowl, and a bunch of freshly hatched ducks.

Also, in the Petting Zoo, we have four orphan calves. They're little, cute and friendly.

We still have the pigs, chickens, Trudy the donkey and Pumpkin the pony.

We enjoy having volunteers to help with the chores. We take kids and adults and teach them how to milk goats, feed calves, and other assorted animals. So ask next time you're here and we'll turn your kids--and you--into farm hands!

LOVE YOUR SIBLING AS ...

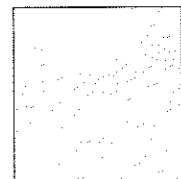
A Sunday school teacher was discussing the Ten Commandments with her five and six year olds. After explaining the commandment to 'honor thy father and thy mother', she asked,

"Is there a commandment that teaches us how to treat our brothers and sisters?"

Without missing a beat, one little boy answered, "Thou shall not kill."

(Editor's Note: This is what is known as a filler. If you don't like it, send me something better!)

Deer Springs Ranch Owner's Association
c/o Larry Walters
1415 Jordan Ave
Provo, UT 84604



DEER SPRINGS RANCH OWNERS ASSOCIATION

P.O. Box 254

Kanab, UT 84741

(435)644-5007



The monthly meeting of the Deer Springs Ranch Owners Association Board of Directors will be held on THURSDAY, July 13, 2000 at 3:00 P.M. at 28 North Main Street, Kanab, UT.

Agenda:

1. Call to order
2. Approve prior minutes
3. Financial report
4. Preliminary report on member survey
5. Vance Beckstead report.
6. American Land Rights Association concerns about CARA
7. Forest Service, fencing, and grazing issues and report on meeting.
8. Annual meeting planning
9. Consider Bylaw and protective covenant changes for September annual meeting vote.
10. Decide on voting procedure for September annual meeting.
11. Report information on Deer tags.
12. Lot # 1 issues
13. Closed meeting (litigation report)
14. Other
15. Adjourn

DEER SPRINGS RANCH OWNERS ASSOCIATION
BOARD MEETING
JULY 13, 2000
3:00 P.M.



Board members present: Nyle Willis, Taylor Button, Larry Baer, Larry Walters.

Others present:, Vance Beckstead.

1. Minutes

Larry Walters made a motion seconded by Nyle Willis to approve the minutes of June 8, 2000. All voted aye.

2. Financial report

Larry Walters made a motion seconded by Nyle Willis to approve financial report subject to clarifying certain questions with Randy Brown. All voted aye.

3. Survey

Larry Walters reported on the survey that he was conducting for the Board. The response has been slow but more are responding now. He also reported on the newsletter that he is preparing.

4. Massengale road

Vance Beckstead reported that Tom Massengale wouldn't sign the agreement to help with graveling the road to his property unless he had the final say in materials and work. The Board decided that Tom and the neighbors should deal directly with the Robinson's so that they could have total control over the road repairs.

5. Vance Beckstead

Vance reported that the motorcycle race will be on September 9. We will need to get agreements for lease.

Vance reported on a "fish meeting" that he had attended to get information of acquiring fish for the ponds. We hope to be able to get some Blue Gill or Bass for stocking the ponds.

The fence line in Pipeline Canyon is completed except for a cattle guard.

Vance reported that some of the cabin visitors are opting to just pay to have the cabins cleaned rather than cleaning it themselves. Larry Walters made a motion seconded by Nyle Willis to pay the cabin cleaners an extra \$ 10.00 per cabin in addition to the hourly rate.

6. Closed meeting

Nyle Willis made a motion seconded by Taylor Button to go into closed meeting to discuss litigation. All voted aye.

Nyle Willis made a motion seconded by Taylor Button to go out of closed meeting. All voted aye.

7. American Land Rights

The Board discussed the proposed Federal legislation "CARA" and the concerns and implications that it could have at Deer Springs.

**DEER SPRINGS RANCH OWNERS ASSOCIATION
BOARD MEETING**

July 13, 2000
3:00 P.M.

8. Forest Service

Larry Baer reported on meeting with Carlton Guillette about grazing and other concerns. The Forest Service is pleased to have an official contact person to maintain communications with for common concerns.

9. Annual meeting

The Board discussed the procedures and dates to follow for the annual meeting. The meeting will be held on September 23, 2000 from 1 to 4 p.m. at the Kanab City Library. The Board reviewed the requirements for voting and for holding office. Only members who are current with their annual dues will be allowed to vote and only members who are current with their dues will be allowed to hold office. Resolutions will be prepared for the August meeting to address the requirements for voting, etc. Larry Walters made a motion seconded by Taylor Button to set the following dates and schedule:

August 7: Deadline for receipt of new Board Member nominations and proposed agenda items.

August 10: Board sets agenda for annual meeting.

August 24: Deadline for receipt of petitions to add items to annual meeting agenda.

September 1: Official notice and ballots mailed to all owners in good standing.

September 23: Annual Meeting, Kanab Library.

10. Deer tags

Larry Baer reported on deer tag allocation procedures. He will follow up with Jeff Johnson to see if we will get any tags for this year.

11. Adjourn

Nyle Willis made a motion seconded by Larry Walters to adjourn. All voted aye.



At the Ranch

JULY 22, 2000

Time Is Running Out! SPEAK UP!

So far we have yet to hear from a number of you. The Board needs your input and your ideas.

Please fill out the survey we sent last month and return it right away.

The Board will report the survey results at the annual meeting,

**September 23, 2000
Kanab City Library
1:00 to 4:00 PM**

OFFICIAL NOTICE TO MEMBERS *DSROA Board*

This will serve as legal notice of the DSROA annual meeting. The meeting will be held from 1 to 4 p.m. at the Kanab City Library, 374 North Main St., Kanab, Utah.

Nominations are now officially open for Board Member. The regular terms of Nyle Willis and John Pardo expire at the conclusion of the annual meeting. In addition, Larry Walters, who was

appointed by the Board to fill the seat left vacant when Dale Clarkson resigned, will also see his term expire at the conclusion of the meeting. Holdover Board Members include Larry Baer and Taylor Button.

Thus, the Association will elect three Board Members at the annual meeting. Nyle Willis, John Pardo and Larry Walters are automatically entered as nominees. Any lot owner in good standing is eligible to serve on the Board if elected.

Please send nominations in writing to:

**DSROA Board
P.O. Box 254
Kanab, UT 84741**

The Board will then contact each person nominated to verify their availability and willingness to serve. As a matter of information, the current Board meets on the second Thursday of each month, in Kanab, UT.

Members interested in having specific items of official association business added to the agenda should forward such requests in writing to the above address as well. An opportunity for general questions, suggestions and discussion of new business is already on the agenda.

The deadline for receipt of Board Member nominations and proposed agenda items is 5 p.m. August 7th. The Board will then set the agenda at their regular meeting on August 10th.

Important Annual Meeting Dates

- Aug 7** Deadline for receipt of new Board Member nominations and proposed agenda items
- Aug 10** Board sets agenda for annual meeting
- Aug 24** Deadline for receipt of petitions to add items to annual meeting agenda
- Sep 1** Official notice and ballots mailed to all owners in good standing
- Sep 23** Annual Meeting, Kanab Library, 1-4 PM

Association Bylaws provide that agenda items may be added by member petition signed by 10 percent of the voting members. The deadline for receipt of such

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petitions will be 5 p.m., August 24, 2000, at the DSROA address.

Association Bylaws provide that members may vote in one of three ways: in person at the annual meeting, by mail ballot or by proxy. The official agenda and ballot/proxy form will be mailed to all legal owners in good standing on September 1, 2000. Owners not in good standing on September 1 who become eligible to vote on or before the annual meeting on September 23 will be issued a ballot at the annual meeting.

As a reminder, we note that according to Association Bylaws and Board Resolution, only members who are current in their annual assessments, including all interest from past years, are eligible to vote in the annual meeting.

Because some members will be voting by mail and proxy, votes will be held only on items on the official September 1 agenda. Other issues may be discussed and taken under advisement, but no vote will be held on those items. In particular, no nominations will be taken from the floor for Board Member and no official actions of the association may be proposed from the floor.

We hope that most members will be able to attend the annual meeting. Kanab will be holding the Western Legends Round-Up again this year on the same weekend. We look forward to seeing you at the meeting.

PRESIDENT'S UPDATE

Larry D. Baer

Time seems to really be flying, and another column needs to be submitted to our editor and so I'll give it a try.

The Summer rains that we were hoping for and expecting turned out to be a few showers and light ones at that. Therefore, our Ranch is still in an extremely dry condition. Otherwise, the weather has been extremely comfortable and enjoyable for hiking, horseback riding and the

other fun things that can be enjoyed at the Ranch.

It's been good to see members relaxing on cabin porches, children with the small animals and many on horseback. When my family and I were there this Spring, I really enjoyed playing horseshoes with my youngest son (he's now a father too). The only drawback, it got dark so soon that night that we couldn't see the pegs anymore. Our Ranch is truly a great place for our families to slow down and relax and enjoy each other's company. It is truly a very peaceful place.

If you need a good place for an enjoyable day hike, try Lick Wash. Also, the Forest Service trails just above the iron gate in Meadow Canyon are available.

We just completed our Board Meeting for July. As we seem to have many items to cover, they run 4 to 5 hours in length, however much seems to be getting accomplished. We are trying to get things organized and ready for our annual meeting in September. I am sure you will get more detailed information in this mailing, however, I will try to touch on some of these things in this column.

With regard to selecting board members we are trying to make it fair and equitable to all. Those desiring to run for the board, or to nominate some for a position on the board should have this information to the board prior to our board meeting on August 10th, 2000.

This will give us time to see if they are willing and able to serve on the board. As stated in my earlier letters, I feel this board has been able to work together and accomplish a lot. I would like to see this board remain intact, but the choice is yours.

Also any items you feel that should be brought to the board for consideration, or to be brought before the general meeting should be sent to us in time for our August board meeting.

The same rule applies this year as last year: there will no nominations or new

action items taken from the floor as the agenda will be set in August.

Also to try and insure a fair and honest vote as required by our Bylaws, the legal owners entitled to cast the vote will be taken from the Kane County ownership records which will be cross-referenced with a list of those members who are in good standing.

Please those of you who have not returned the recent survey, take the time to fill it out and return it to Larry Walters. Your feelings and your votes do count.

As most of you are aware, and all of you should understand that we are still in litigation with Dale Clarkson and feel that progress is being made in our behalf. Those wishing to help with this financially, please send monies to Nyle W. Willis, Secretary-Treasurer of the Board. As we are not using Association Funds for this purpose, your help will be greatly appreciated.

We are very grateful to Barbara Button for the way she has been handling Cabin Reservations. It's a hard and thankless job, and we really appreciate what she's doing. Please give her a word of thanks when you talk with her.

Vance and Diane Beckstead and family continue to do a super, super job. Weren't the articles in our last newsletter by Jordan and Dianna Beckstead just great?

Please continue to let myself and our board know how we can serve you better. Thank you for your great letters of support and encouragement. **KEEP THEM COMING, THEY'RE GREAT!!!!**

EDITOR'S NOTE

Larry Walters

Because of the short turn around since our last issue, our regular columns will return with the September newsletter. Send your letters, suggestions, etc. to the DSROA PO Box.

DEER SPRINGS RANCH OWNERS ASSOCIATION

P.O. Box 254
Kanab, UT 84741
(435)644-5007



The monthly meeting of the Deer Springs Ranch Owners Association Board of Directors will be held on THURSDAY, August 10, 2000 at 3:00 P.M. at 28 North Main Street, Kanab, UT.

Agenda:

1. Call to order
2. Approve prior minutes
3. Financial report
4. Vance Beckstead report.
5. Annual meeting planning and agenda
6. Resolution establishing annual meeting guidelines, dates, procedures to add to agenda, and establish criteria for voting and serving on the Board.
7. Resolution to present a By-law change to be voted on at the annual meeting to return to the original concept of 300 subdivided 20 acre parcels inseparably connected to one membership in the Association.. Also a voted proposal to reverse the 1997 member vote placing the common property of the Association into a limited liability company with Dale Clarkson as an owner member of the LLC and DSROA an owner member of the LLC.
8. Lot # 1 issues.
9. Closed meeting (litigation matters)
10. Resolution to allow certain members to continue litigation on behalf of Association if the Board by majority vote decides to discontinue suit after September Annual Meeting.
11. Other
12. Adjourn

**RESOLUTION OF THE
BOARD OF DIRECTORS OF
DEER SPRINGS RANCH OWNERS ASSOCIATION**

WHEREAS the Board of Directors of Deer Springs Ranch Owners Association believes that the vote of the members at the 1997 annual meeting to permit division of each lot into two smaller, equal lots was procured with incomplete and misleading information from its proponent as to the costs and consequences of such a division;

AND WHEREAS since that vote members of the Board of Directors have had numerous contacts with members who would vote in opposition to that division if presented today, including a survey in which respondents overwhelming oppose such a division;

AND WHEREAS the Board is powerless, in any case, to implement any such division because of the costs involved;

AND WHEREAS the Board believes that the same can be said with respect to the 1997 annual meeting member vote to place the common property of the Association into a limited liability company managed by the Association and Dale E. Clarkson according to their ownership;

AND WHEREAS there simply is no justification for conveying any part of the Association's valuable common property to Dale E. Clarkson;

NOW THEREFORE, the Board of Directors of Deer Springs Ranch Owners Association hereby resolves as follows:

1. That the question of restoration of both the Bylaws and Protective Covenants and Restrictions of the Association to their form prior to the 1997 member vote respecting division of lots into two smaller, equal lots be presented to the members at the September 23, 2000

annual meeting.

2. That the question of reversing the 1997 member vote respecting placing the common property of the Association into a limited liability company managed by Deer Springs Ranch Owners Association and Dale E. Clarkson according to their ownership be presented to the members at the September 23, 2000 annual meeting.

3. That the appropriate officers of the Association prepare formal ballot language for the purpose of effecting this Resolution.

The foregoing Resolution was adopted by the unanimous consent of all of the Directors of Deer Springs Ranch Owners Association as follows:

Garry D. Baer 8-10-00
Date:

08/10/00 J. Miller
Date:

Paul B. Ford
Date: 8/10/00

Lawrence Walte
Date: 8-10-00

Joseph B. Smith 8/10/00
Date:

**RESOLUTION OF THE
BOARD OF DIRECTORS OF
DEER SPRINGS RANCH OWNERS ASSOCIATION**

WHEREAS at the 1999 Annual Meeting members of the Association voted to implement limitations under which items could be added to the agenda of the Annual Meeting of the Association;

AND WHEREAS said procedures require a resolution of the Board or a petition signed by members entitled to cast ten percent (10%) of all votes entitled to be cast by the membership, which petition is then presented to the Secretary of the Association;

AND WHEREAS pursuant to said procedures and the bylaws of the Association, the Board, at its July 13, 2000 meeting, set the following dates and deadlines:

August 7, 2000—deadline for receipt of new Board Member nominations and proposed agenda items;

August 10, 2000—the date on which the Board sets the agenda for the annual meeting;

August 24, 2000—deadline for receipt of petitions to add items to the annual meeting agenda;

September 1, 2000—official notice of meeting and ballots mailed to all members in good standing;

September 23, 2000—annual meeting of the members of the Association;

AND WHEREAS said dates were then communicated to the members of the Association through the Association newsletter;

AND WHEREAS the Board thereafter received one set of proposed agenda items captioned "Proposed By-Law Changes," as well as certain nominations;

NOW THEREFORE, the Board of Directors of Deer Springs Ranch Owners Association hereby resolves as follows:

1. That the Board supports the action of the members at the last annual meeting in implementing limitations under which items could be added to the annual meeting agenda. The Board recognizes that under the bylaws of the Association members have the privilege of voting by mail and may elect to do so rather than to appear in person at the annual meeting if not informed in advance of agenda items in which they have a particular interest. The Board believes that members should not be penalized for electing to vote by mail rather than appearing in person at the annual meeting. For this reason, the Board has set and communicated to the members the foregoing dates and deadlines for settling the annual meeting agenda in advance of the meeting.

2. That none of the proposed amendments or agenda items set forth in the "Proposed By-Law Changes" are supported by the Board of Directors, which Board has worked and continues to work diligently to implement a future for the ranch which is directed by the members of the Association as a whole rather than by a select few or any special interest, including the developer who has consistently refused to be treated the same as other members of the Association with respect to payment of dues and other obligations at the same time that he has allowed the condition of the Ranch to deteriorate, has exposed the Association to liability, and has jeopardized valuable resources of the Ranch.

3. That none of the amendments or proposed agenda items set forth in said "Proposed By-Law Changes" be included in the agenda of the annual meeting of the Association, unless presented to the Secretary of the Association by petition signed by members entitled to cast ten percent (10%) of all votes entitled to be cast by the membership no later than August 24, 2000.

4. That the decision not to include any such items in the annual meeting agenda be communicated to the submitter of the same.

5. That the Board has received nominations for three directors to be elected by the members at the September 23, 2000 annual meeting of the Association.

6. That certain of the persons nominated do not qualify for nomination to the office of director of the Association since they are not the "titled owner" of any lot or property unit within Deer Springs Ranch, as required by paragraph three of the Association's Bylaws.

7. That certain of the persons nominated do not qualify for nomination to the office of director of the Association since the dues are not current on any Deer Springs Ranch lot on which they appear of record as the "titled owner" and paragraph nine of the Association's Protective Covenants and Restrictions require suspension of all membership rights and privileges until delinquent dues are paid in full.

8. That since the Board has not previously established a date for qualification of nominees to the office of director of the Association, any person already nominated who does not at present qualify for nomination may do so at any time before the annual meeting, provided that if that person has not qualified by the time official ballots are mailed to members on September 1, 2000, that person's lack of qualification shall be communicated to the members with the official ballot.

9. That the names of those persons nominated who do not at present qualify for nomination to the office of the director be communicated to the submitter of the same.

The foregoing Resolution was adopted by the unanimous consent of all of the Directors

of Deer Springs Ranch Owners Association as follows:

Harry D. Boers 8-10-00
Date:

08/10/00 Grill:
Date:

Paul R. Ford 8/10/00
Date:

Laurenne Walto
Date: 8-10-00

Joseph B. ... 8/10/00
Date:

DEER SPRINGS RANCH OWNERS ASSOCIATION
BOARD MEETING
AUGUST 10, 2000
3:00 P.M.



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

Others present:, Vance Beckstead.

1. Minutes

Larry Walters made a motion seconded by Taylor Button to approve the minutes of July, 2000. All voted aye.

2. Financial report

Larry Walters made a motion seconded by Taylor Button to approve financial report.. All voted aye.

3. Vance Beckstead Report

Vance reported that the main well at headquarters had stopped working. He has been assisting Bebe Cothorn in repairs. They are working to replace the pump and materials and should be completed by this coming week end.

The motorcycle race will follow basically the same course as last year with few modifications. We expect about the same attendance and participants as 1999.

Vance asked the board for a decision on locking the gates at the Ranch during hunting season. Vance was instructed to do the same thing as last year.

Vance reported that we had received the beds that Joe Boze had gotten from the Luxor in Las Vegas and John Martine had gotten transportation to Kanab. They will be put to good use.

All terrain vehicle use at the Ranch was discussed. Vance reminded the Board that the rules don't allow ATV use by anyone under 16 at the Ranch. Taylor Button and Vance will review the rules and requirements for ATV use.

Vance reported that the culvert in Crawford canyon had been replaced.

4. Annual meeting

There was considerable discussion about the nominations for the Board of Directors at the upcoming annual meeting. Those people who have been nominated and who presently don't meet the Bylaw requirements should have time to correct the problem. It was decided to contact those nominees who do not meet the requirements and allow them to correct the problem by September 1, 2000 when the ballots go out. If the problem is not corrected by that date, they still have until the meeting date of September 23, to correct it but there will be an asterisk by their name on the ballot.

5. Bylaw changes

After some discussion, Larry Walters made a motion seconded by Taylor Button to include Bylaw change proposal # 1 (To change Bylaw # 2) on the ballot. This change would restrict the membership in the Association to a maximum of 300 inseparably connected to a 20 acre lots. All voted aye.

**DSROA MEETING
AUGUST 10, 2000
CONTINUED**

Larry Walters made a motion seconded by Taylor Button to change Protective Covenant # 11 to not allow a member acquiring property described in Schedule "A" to further subdivide the interest acquired in that property. All voted aye.

Taylor Button made a motion seconded by Larry Walters to advise Frank Leonesio that we had decided against his suggestions for Bylaw changes but that he had the right to again present them by petition. All voted aye.

6. Deer Hunting

Larry Walters made a motion seconded by Paul Ford to charge each nonmember hunter at the Ranch a \$500.00 trespass fee for hunting on the Ranch. All voted aye.

7. Resolution 2000 - 2 setting requirements for Annual Meeting

Larry Walters made a motion seconded by Nyle Willis to adopt Resolution 2000 - 2 setting the requirements for the Annual meeting including the dates and deadlines for submitting information for the ballot. Voting aye in roll call vote: Larry Baer, Paul Ford, Nyle Willis, Taylor Button, Larry Walters. Those voting nay: None.

8. Resolution 2000 - 3 proposing a Bylaw change to not allow further subdivision of 20 acre subdivided lots.

Taylor Button made a motion seconded by Paul Ford to adopt Resolution 2000-3 to propose a Bylaw change that would prohibit further subdivision of 20 acre +or - lots into smaller parcels. Those voting aye in roll call vote: Larry Baer, Paul Ford, Nyle Willis, Taylor Button, Larry Walters. Those voting nay: None

9. Resolution 2000 - 4 providing for payment of costs of litigation etc.

Larry Walters made a motion seconded by Taylor Button to adopt Resolution 2000-4 to continue the litigation started with Dale Clarkson and that the costs of that litigation would be paid for from the proceeds collected as a result of that litigation and to reimburse the members who have contributed to the costs of that litigation. It also provides that if the Board determines not to proceed with the litigation, then Nyle Willis along with others that he may nominate may proceed with the litigation as a member of the Association. Those voting aye in roll call vote: Larry Baer, Paul Ford, Nyle Willis, Taylor Button, Larry Walters. Those voting nay: None.

10. Meeting date

Larry Baer made a motion seconded by Nyle Willis to move next meeting date to September 23, 2000 at 10:00 A.M. All vote aye.

11. Adjourn

Larry Walters made a motion seconded by Paul Ford to adjourn. All voted aye.



Deer Springs Ranch Owners Association

P.O. Box 254
Kanab, UT 84741

September 1, 2000

Dear Friends and Fellow Members:

Please accept this *official notice* of our Annual Member Meeting coming up on September 23, 2000, at 1:00 p.m. at the Kanab City Library, 374 North Main St., Kanab, Utah. Enclosed with this letter you will find the official agenda, ballot and ballot instructions, and the latest newsletter.

As your Board of Directors, we are looking forward to visiting with each one of you at the annual meeting. We value the input of each and every member.

Our members have sent in two proposed agenda items and several proposed bylaw and protective covenant changes. Thanks for your input. Some of them we completely support, others we are neutral on, others we think are not in the best interests of the Association. Please take a little time to read the materials included with this letter.

For those of you who are interested, read our enclosed comments in the newsletter. If you haven't yet heard the rumors, they will give you an idea of what is being said about us.

If we have one message for you, it would be to stay the course! Three of your present directors are up for election this year. Nyle Willis and Paul Ford are completing their two-year terms, and Larry Walters was appointed to fill Dale Clarkson's position when Dale resigned. We would ask you to vote for these three individuals in this election. As you will see from the enclosed information, they are truly committed to Deer Springs Ranch. One of them has *personally pledged one of his own lots* at Deer Springs Ranch to make the litigation with the developer possible. *Contrary to what you have been told, no Association properties have been given to the lawyer or jeopardized in any way.*

You should also know that on August 14th, the Bureau of Land Management initiated trespass proceedings against the Deer Springs Ranch Owners Association because of the famous "road to nowhere" which the developer built. Because of the developer's actions, we are now threatened with cancellation of our BLM grazing permit. (In the late 1980's, we lost our Forest Service Permit because of the developer's actions at that time.) A copy of the BLM's Notice of Trespass to us is also included.

Your Board doesn't think your Association should pay one cent of your dues on the restoration costs for the "road to nowhere." We also think that if we lose our BLM grazing permit over this issue, then the developer should pay for it. We are raising these issues in the lawsuit with the developer as well. We would encourage you to keep the present Board intact to make sure that your rights as Association members are fully protected.

Enough yucky stuff!. We are ready for some fun! We look forward to seeing you on September 23rd! For you out-of-town-ers, please take note that this is the same weekend as the Western Legends Roundup in Kanab. Come to the meeting and have a great time in town while you're at it!

Your friends,

Larry Baer, President
Paul Ford, Vice-President
Nyle Willis, Secretary-Treasurer

Taylor Button, Member
Larry Walters, Member



United States Department of Interior
BUREAU OF LAND MANAGEMENT



Kanab Field Office

318 North First East
Kanab, Utah 84741
Telephone (435) 644-4600
FAX (435) 644-4620

Refer to:
UT-046
9232

August 14, 2000

Notice of Trespass

Certified Mail-Return Receipt Requested #7099 3220 0009 6990 4742

Deer Creek Ranch Owners Ass.
ATTN: Larry Baer, President
PO Box 254
Kanab, UT 847471

Dear Mr. Baer:

The United States of America, through the Bureau of Land Management, has instituted trespass proceedings against you for unauthorized use of public lands in Section 29, T. 39 S., R. 4 W., SLBM pursuant to Title 43 CFR 2801.3 under the authority of the Federal Land Policy and Management Act of 1976 (43 U.S.C 1701 et seq.) The actions you have taken are specifically in violation of 2801.3, unauthorized use, occupancy or developments and 9239.7 right-of-ways.

The specific trespass activity is:

1. Construction of roads without prior authorization.

If the allegations we have made are correct you must permanently cease and desist from the violations charged. If you have evidence of information which tends to show you are not in trespass as we have alleged, you are allowed 20 days from the receipt of this notice to present such evidence or information to the Kanab Field Manager at the address and phone number above. If you desire to meet with the Field Manager, in person, you should call for an appointment.

Failure to respond to this notice in a timely manner may result in trespass penalties, cancellation of your grazing permit and a citation for your appearance before a designated United States magistrate who may impose a fine of not more than \$1,000 of imprisonment of not more than 12 months or both, under Title 43 CFR 9262.1.

Sincerely,

Verlin L. Smith
Field Manager



At the Ranch

September 1, 2000

DSROA

Annual Meeting

September 23, 2000
Kanab City Library
374 North Main St
Kanab, Utah
1:00 to 4:00 PM

PRESIDENT'S UPDATE

Larry D. Baer

Seeing that it is time for another newsletter, I'll try and update you with things that are going on at the Ranch and with your Board of Directors.

We are finally getting some of the moisture that we really needed. The water level in the lowest fishing pond is the lowest that I have ever seen it, so this moisture is greatly needed and appreciated.

About the middle of this month (August), I was picking chokecherries near the upper ponds, there must have been about a dozen young people swimming and tubing there. They were really having a ball. It was good to hear their shrieks and laughter rending the otherwise quiet and peaceful setting. They

were really having fun. The chokecherry jelly I made turned out real good too!

A grandson and I, in one of our latest visits saw a large flock of wild turkeys in Meadow Canyon, a young buck (still in velvet), and a doe with two fawns still with spots on them. Our Ranch is a beautiful and peaceful place to spend a warm summer's afternoon. I hope you and your family were able to have an enjoyable experience here this past summer.

I hope you will take the time to read and study the materials enclosed in this mailing. I believe the positive future of our Ranch depends on the outcome of this year's election and vote.

There is no contention in our Board meetings among the members of your Board. We do, however, have varying points of view and solutions to the problems that face us. When the solution to each situation is decided upon -- we have been united in that decision. We still have funds in our budget to continue the operation of the Ranch without borrowing, which I understand is different from most past years.

I REALLY NEED YOUR SUPPORT in this election so that we as a Board can continue our program with our Ranch. It is very important that the Board continue as now constituted. We need to re-elect the incumbents, Nyle Willis, Paul Ford and Larry Walters. As you will note the developer is also trying on this ballot to dispose of Taylor Button and myself. Kind of funny isn't it, he put us in with

his votes at least year's meeting. Guess we weren't the YES MEN he intended us to be. It is important that this not be the case. If you, however, desire to have the Ranch run once again by the developer and a few of his hand-picked friends, then you need to vote otherwise. If, however, the developer regains control, it would be likely that VANCE, DIANE AND THEIR FAMILY WILL NO LONGER BE THERE. This we cannot let happen as they are one of the greatest assets the Ranch has.

We are trying very hard to see that all members of our association are treated equally--with an equal say in Ranch business. This is one of the reasons that the questionnaire was sent out, so we could get your opinions. If you have not sent it in, please do so, for the compiled results will be discussed at the September 23 annual meeting.

I am also very concerned about some of the proposed Bylaw and Protective Covenant changes. I do not feel that they represent the desires of the majority of the property owners, but the developer and a few who do not wish to be bound by any laws or restrictions. I would appreciate it

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if you would read through these and follow the recommendations of the Board on the same. If you need more information, please feel free to call any of us.

The old saying goes "You can fool all of the people some of the time and some of the people all of the time" -- well you know how it goes. We feel the developer has used this to his advantage extremely well. We hope and feel that through better communication from you to us, and us to you, that we can get out from under this type of management.

As I said in my last letter:

Most of you are aware, and all of you should understand that we are still in the litigation with Dale Clarkson and feel that progress is being made in our behalf. Those wishing to help with this financially, please send monies to Nyle W. Willis, Secretary-Treasurer of the Board. As we are NOT USING ASSOCIATION FUNDS FOR THIS PURPOSE, YOUR HELP WILL BE GREATLY APPRECIATED. Please send all donations to DSROA, c/o Nyle Willis, CPA, 28 North Main St., Kanab, UT 84741.

We are very grateful to Barbara Button for the way she has been handling cabin reservations. It's a hard and thankless job, and we really appreciate what she's doing. Please give her a word of thanks when you talk with her.

Vance and Diane Beckstead and family continue to do a super, super job. The articles in this newsletter by them still are super great.

Please continue to let myself and our Board know how we can serve you better. Thank you for your letters of support and encouragement. KEEP THEM COMING, THEY'RE GREAT!!

NOTEWORTHY

July 18th was Joseph Beckstead's birthday. He has reached the ripe old age of 11, and we wish him all the best. We also expect to see his lucid prose gracing these pages in the near future.

FROM THE BOARD

We are excited about the future of the Ranch. We feel that at long last the Association has leadership which truly represents the membership of the Association as a whole, rather than one individual.

This has not happened without some growing pains. As most of you know, we have some issues with the developer which are working their way through the legal process. We can't control the outcome of this process but we could not rest easy that we had done our duty to each of you without asserting our collective rights as Association members to require the developer to live by the same rules we all live by.

There are many rumors going around about what we are supposed to have done. If our information is correct, they are being spread by the developer who is trying to sabotage our efforts on your behalf.

The key issue in the lawsuit is whether the developer and his companies should have the privilege of not paying dues on lots they say they haven't sold yet, or whether they should pay dues just like the rest of us. Our attorney says our Bylaws are clear. The developer is to pay dues just like other members. The developer says he is in a special class of his own, which is exempt from dues. At issue is more than \$24,000 a year in revenue which, if paid like it should be, could be used to further develop our water resources, to improve our roads, or whatever else our Association members decide is best to do. The developer doesn't want to pay his share of the freight, pure and simple, so he is spreading misinformation about us, both as a group and individually. He wants to retake control of the Association with a Board of Directors friendly to him, which he hopes won't require him to follow the rules.

We are confident that the developer's rumor campaign will not work. We have

faith in the ability of our members to decide what is best for the Association.

Here are the agenda items sent in by members, with our comments:

Agenda Items

1. Dale Clarkson and others have signed a petition asking that "some time should be dedicated in the meeting to the discussion of the lawsuit [against Dale Clarkson and others] to allow for Member input and comments."

Board of Directors' comment: We could not agree more. We welcome the opportunity to explain to the members why we are pressing these issues with the developer. *This item will be on the agenda.*

But please read on since we can't let the misinformation being communicated with this item pass for the truth without comment.

Many of our members have been told that we have deeded one of your Association lots to the lawyer who is handling this suit and that, you, as members, will end up paying the legal fees. Neither point is true.

When we were considering launching this suit, one of the big issues was, of course, how to pay for it. (Since filing suit, we have learned from prior board members that this was the big issue which kept them from pressing it earlier.) Fortunately, we have a board member who is committed to the issue and a lawyer who is willing to work on terms other than cash. Board member Nyle Willis has deeded a lot to the lawyer. The lawyer is holding that deed as security for his fees if all else fails. If the lawsuit is not successful, the lawyer keeps the lot. If the lawsuit is successful, then he gets paid first out of what we collect and board member Nyle Willis gets his lot back. We don't have to come up with cash to pay the lawyer unless we collect it in the lawsuit. We have agreed to pay the lawyer monthly whatever we can from contributions. So far we've paid

him \$2,000 but not one cent has come from your dues.

Our records on the cost of the litigation are an open book. It is sad indeed that Mr. Clarkson would resort to this kind of tactic in trying to avoid facing his own Association in court.

2. "The present Board has done selective mailing of official newsletters and meeting notices on a pick and choose basis. This is illegal and is reason to remove the Directors with cause."

Board of Directors' comment: Cow-dung! -- which is a polite way of saying another word which more accurately describes this claim. While the developer may have done this (stay tuned to the lawsuit), we have gone out of our way to make sure that all members know everything about what is going on in the Association. Some members say they did not receive one of our newsletters, after we went over the mailing list to try to eliminate duplicate mailings, but that is it. So far as we know the problem has been fixed. Again, our records are an open book. We inform all and value their input. Enough said.

Proposed Bylaw Amendments

Here are the Board's more detailed comments on the proposed amendments to the Bylaws and Protective Covenants. Proposals 1 and 9 came from the Board of Directors. The other Proposals were submitted by various members. We don't know whether Proposals 3, 4, 5, 6 and 7 truly have member support since the petition circulated for them said it was "not asking for your vote, support, or opinion on these business items. It is only for your interest in seeing them discussed, considered, and acted upon at the annual meeting." Legal counsel has told us that, because this "petition" does not show member support for the changes it proposes, it may not truly qualify as a member petition. Nevertheless, we are presenting all of the items in it to you. Now for our comments.

Proposal #1: This proposal is intended to eliminate the 1997 change permitting splitting 20-acre lots into 10-acre lots.

Board of Directors' comment: We have received lots of comments from members who want to re-think the 10-acre lot split so we've put it on the ballot. As members have asked us where things stand on the lot splits, we've had to tell them we just don't have the money in the budget to do anything about it. (Some had understood that the developer was going to pay the bill but so far we've received no offers.) Since the overall feeling seems to be that this is something sprung on the members at the last minute, we've decided we owe it to the members to put it back on the ballot. Vote your conscience but remember that if you want the lot split, it will cost you a bunch of green stuff, and there just isn't any money in the budget to do it. The initial cost is just the beginning. Road maintenance, etc., will be substantial. Also, do you really want to double the number of owner/members?

Proposal #2: We've got some members who woke up one morning and found out that their lot and their neighbor's lots were surrounded by Escalante Bill's new national monument. They'd like to be able to sell their lots off to Uncle Sam and keep their membership, since he wants their lots but not their memberships.

Board of Directors' comments: Your Board doesn't support this for several reasons. We don't want to create a class of members which has no investment *in the land*. The Board has taken no formal vote on it, but there's a good chance that if all the members in a part of the Ranch completely surrounded by the monument, say Podunk, wanted out of the Association so as to be able to sell to Uncle Sam, then we might give it a thumbs up. Short of that, we feel like our duty to *all* of our members is to say no on this one. We are also opposed to any attempt to separate memberships from lot ownerships.

Proposal #3: This proposal would put us back to a seven member board.

Board of Directors' comment: When the Association first started, there were five directors on the board. Then the board was increased to seven members for quite a few years, until the Bylaw was changed back to five members. Your board is neutral on the question of which number -- five or seven -- is the better size.

The concern the Board has about this proposal right now is that the Board thinks the developer is pushing it in hopes of weakening your present board, which is united in its determination to require him to meet his member obligations just like all other members. Please help us stay the course. For now, let's leave the Board at five members, re-elect the incumbents, and reconsider the issue of size -- five or seven -- next year.

One point of clarification: We have closed the agenda for the addition of new agenda items for reasons explained below. We will enforce the requirement of the bylaws that only members of the Association may sit on the Board. By the Bylaws, a member is the "titled owner" of a Deer Springs Ranch lot.

Proposal #4: This proposal is intended to overturn a strong stance the Board is taking in the lawsuit with the developer - that he doesn't get to vote any of his lots unless he pays dues on those lots.

Board of Directors' comment: Here you go again, Dale. The lawsuit with the developer is not just about whether he should pay dues on his "unsold" lots, it's also about whether he gets to vote the lots which don't pay dues. He wants to vote, like we do, *without paying any dues* the way we do. Does anyone seriously think that would be fair? This proposal is the developer's try for an end run on the lawsuit. He thinks that if he can get the members to vote for this then he won't have to pay the \$24,000/year plus which he should be paying right now. We don't agree. He owes what he owes. So a big thumbs down.

Proposal #5: This proposal sets minimum quorum requirements for member meetings and may affect Bylaw #14

(requiring 2/3 majority vote for amending the Bylaws) and Protective Covenant #15 (requiring 3/4 majority vote for amending the Protective Covenants).

Board of Directors comment: A big "thumbs down" on this one, with lots of reasons why. For starters, our legal counsel has warned of the problems he has seen in other Associations with minimum quorum requirements, such as a "majority of members" to constitute "a quorum." He has seen Associations like ours flounder because they can't get a quorum out to their meetings so that they can't do *anything*, not even amend out the minimum quorum requirement they wish they didn't have! Right now our Bylaws have no quorum requirement for member meetings. Let's keep it that way so we don't hamstring ourselves!

Second, members voted last year that we set the agenda for this year's annual meeting before the meeting for some very good reasons. At the top of the list of reasons is the fact that since 1996 we have allowed members to vote by mail.

We have many very busy people in our membership. Many of us decide whether to come to the annual meeting or not by what's on the agenda. When a busy member doesn't come to the annual meeting but votes instead by mail, he or she shouldn't get a newsletter after the meeting telling him that his or her membership rights were fundamentally changed at the meeting because someone at the meeting got a wild hair to do so, as has happened in the past. Your Board of Directors does not think this is fair. Most Associations which allow voting by mail close the agenda before the meeting just for this reason. Local Garkane Power is one example.

This year we shot for a balanced procedure under which our concerned members could get their items on the agenda, at the same time that our busy members could know in advance what would be happening at the meeting and still vote even if they couldn't come. How did we do? We welcome your comments or recommended changes on our specific procedures for next year, but so long as we

allow voting by mail, pass the iced tea Matilda and throw this one out!

Proposal #6: This proposal would restrict increases in annual assessments.

Board of Directors' comment: We will support whatever the consensus of the members is on this issue. If we have more money we can do more, but at \$375/year, many members already feel like they are paying plenty. If we are successful in the developer litigation, we should get substantial, additional money for the Association without any increases. Remember, your Board loves the Ranch too. If you doubled our salary, most of us would still get zero.

Proposal #7: This proposal restores the 0.45 acre-foot water right with each 20-acre lot as in the original Bylaws.

Board of Directors' comment: We could not agree more. When the move to change the Bylaws to reduce the individual water right from 0.45 to 0.25 acre-feet happened, many of us felt like we had been robbed. The State of Utah requires a minimum of 0.45 acre-feet for a year-round residence. Many of us have a dream of one day building a nice, possibly year-round, home on our lot. That dream requires 0.45 acre-feet of water. Your Board supports wholeheartedly a restoration of the 0.45 acre-feet water right language as in the original bylaws.

Proposal #8: This proposal would amend the Protective Covenants to make membership in the Association optional for lot owners.

Board of Directors comment: Whoa now, hold on a bit! If even a few opt out, who pays to maintain the roads, the ponds, the cabins and the ranch-house? It's just not possible to forego all benefits of being a member unless you don't go to your lot--ever--over roads the Association owns and maintains at its expense. Your Board happens to think that we all need to pay our share of the freight. A big thumbs down!

Proposal #9: This proposal would reverse the 1997 decision amending the

Protective Covenants to allow for 10-acre lot splits and require lot size to stay at a minimum of 20 acres.

Board of Directors' comments: The Board decided to put this to the members, just like Proposal #1. Enough of you are upset enough that you need to have an opportunity to vote on it. We support this proposal. We characters think the lot split undermines the character of the Ranch. Let's go back to what we had.

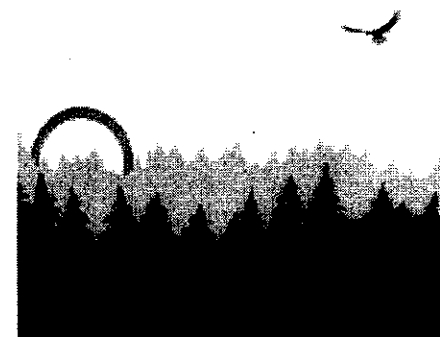
Proposal #10: The proposal adds language to the Protective Covenants permitting a second dwelling on each lot.

Board of Directors' comments: There's lots to be said for a man or woman being able to do what he or she wants with his or her own land. But right now we don't know where we stand. We may or may not end up with ten acre lots depending on what the members decide. If we end up with ten acre lots, and then allow a second house on each lot, we think we've altered the character of the Ranch, which is something we don't want to do. Thumbs down for now.

MANAGER'S CORNER

The Becksteads

School started so I guess summer is officially over and that means the busiest time at the ranch is over too. It's great to see so many people come and enjoy the ranch, because that is what it's all about. This summer was hot and dry but people still had a good time. We want to thank everyone who came for being conservative with water, so there was still enough to go around.



The horse rides from the meadow up onto the forest trails were a great success. It was cooler and greener up there and every group said how much they enjoyed their trip.

We only had a few weeks when every cabin was full, so don't think you can't get time. And don't be afraid to call on short notice. We often have a cancellation or a partial week open.

A special thanks to members Joe Bosze and John Martine, both from Las Vegas. Through their efforts the ranch was able to get a truck load of queen size hotel beds. We are putting these into the cabins as we can. They are wonderful, especially if you have ever slept on some of the ancient ones that were here.

We have the motor cycle race again this September 9, and the movie crew is coming back in October to film some more on the ranch. These will both be a good boost to the budget.

Our Board of Directors are spending hours and hours trying to get some major questions answered and settled. What they are doing is not pleasant or fun for anyone. Please give them your support and confidence. A change in the Board now will only prolong the problems. Be assured that no association monies or property are being used to finance the legal undertakings, all support is from private donations.

Please remember and take part in the annual meeting on September 23. If you cannot attend be sure to vote by mail or give your proxy to someone you trust. Don't think your vote doesn't matter. *It's your ranch, stay informed, stay involved.*

PS Remember in the fall the ranch gates are locked, so bring your key.

NOTEWORTHY

Open letter to DSROA Members

As Larry Walters, the Editor of "At the Ranch", pointed out in the June 2000 issue, there is no official connection

between the DSROA or its Board of Directors and either the dsroriginalconcepts web site or the dsrlist email list.

I'd like to explain the basic features of these internet-based tools, and how any DSROA member can utilize either or both to express their opinions, observations or factual information.

For those who are already familiar with these tools, please bear with me. Electronic mail (email) is a message sent from one computer to another, usually via an internet service provider's (ISP) computer called a server. The ISP's server can also be programmed to send an email message to a list of multiple computer addresses: this is called an email list.

Whenever one person on the list sends a message to the list address, the ISP's server resends that message to everybody else subscribed to the list.

This is a fast, easy and inexpensive way for a large group of people who may be separated by long distances to communicate and stay in touch. Email lists may be moderated or unmoderated. On unmoderated lists, like the dsrlist, every individual is responsible for the accuracy and relevance of what they send to the list --- nobody else, including the person providing the ISP server space, is empowered or responsible for ensuring accuracy or editing.

You can subscribe yourself to the dsrlist. Just send an email message to the following address: dsrlist-request@mediawest.com You don't need to put anything in the Subject line. In the body of the message, put the single word: subscribe. You will then receive a welcome message, explaining how to send messages to the list (just send your message to: dsrlist@mediawest.com). Or, you can email me at dwirt@bcm.tmc.edu and I will subscribe (or unsubscribe) you as you wish.

The welcome message that you will receive when you subscribe reads, in part, as follows: "The dsrlist is an email list for Deer Springs Ranch lot owners.

The purpose is to foster communication among lot owners. To send a message to everyone subscribed to the list, address your email to dsrlist@mediawest.com It is an unmoderated list, meaning that each individual is personally responsible for their own posts. The funds and time necessary to run and administer this list are a personal contribution of mine to the Ranch --- no Deer Springs Ranch Owner's Association funds are used.

I encourage you to discuss your hopes, dreams, aspirations, worries and concerns about your land, both private land and Association land. If you have any problems with using the list, please feel free to email me (boojum@wt.net) or call me at home (713-797-0320), and I'll do my best to assist you. You may also subscribe or unsubscribe yourself by following the instructions below. I don't expect the volume of mail to be very high, so it probably won't be necessary to unsubscribe yourself even if you go out of town for a couple of weeks --- you won't come back to find a thousand messages in your email box.

To subscribe or unsubscribe yourself, you may email me at boojum@wt.net and ask me to do it, or you may do it yourself as follows. To subscribe, send email to dsrlist-request@mediawest.com and put the single word "subscribe" (without the quote marks) as the body of the message (no subject heading needed). To unsubscribe, send email to dsrlist-request@mediawest.com and put the single word "unsubscribe" as the body of the message (no subject heading needed). Remember, to send a message to everyone on the list, use the address: dsrlist@mediawest.com Please keep a copy of these instructions in a file for future reference."

At the present time, there are about 70 members subscribed to the dsrlist email list. The dsrlist has been running since January 1998. In that period of time there have only been 3 members who have decided to unsubscribe. One of those members, Dale Clarkson, has also alleged that the dsrlist email list and the dsroriginalconcepts web site have contained "lies". I bring this up because it is

important for Dale Clarkson and all other members to understand that the email list is unmoderated, he can resubscribe at any time if he wishes, and he (or anyone else) can still post messages to the list even though he is not subscribed to it.

In addition, Dale Clarkson or any other member can submit material to me for publication on the dsroriginalconcepts web site, and I will do so without editing it (once published, however, it is fair game for analysis or comment by others). I have said these things to Dale Clarkson before, verbally and in writing, both publicly and privately. Dale Clarkson has taken exception to material published on both the email list and web site which is critical of his management and leadership at the Ranch, but I reiterate:

"Dale, please tell us what is inaccurate or incorrect in our gathering of the facts and analysis/interpretation/understanding of the facts? You are welcome to publish your information/analysis/interpretation, complete and unedited, de novo or in response to any previously published material, on either the dsrlist email list or the dsroriginalconcepts web page or both."

If you haven't visited the dsroriginalconcepts web site, I encourage you to do so (<http://nt1.mediawest.com/dsroriginalconcepts/>). A "web site" represents files on an ISP's server which can be accessed by anybody who has a computer connected to the internet via his/her own ISP, software called an internet browser (like Netscape) and the address (or "URL") of the web site. Typically, only a "webmaster" can directly add, delete or modify files (or "pages") on the website. I am the webmaster of the dsroriginalconcepts web site (but, as stated above, I am willing to publish, unedited, any material from any DSROA member -- excluding, of course, threats of physical harm and certain other overtly illegal stuff...). However, I consider anything published on the dsroriginalconcepts web site, whether written by me or anyone else, fair game for analysis and commentary. As with the dsrlist email list, I pay my ISP for the server space for this web site -- the funds and time necessary

to run and administer this web site are a personal contribution of mine to the Ranch -- no Deer Springs Ranch Owner's Association funds are used.

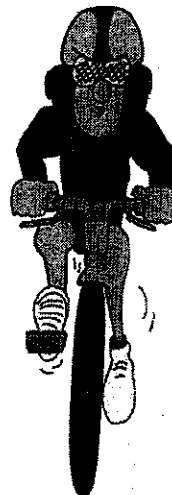
The dsroriginalconcepts web site now contains hundreds of pages (yes, there is an index). Most of these pages consist of optical scans of documents (so you can see the document as a facsimile, not just someone's transcription or description of it). For example, there are copies of Federal Court records from the time that the Forest Service grazing lease was lost because of unauthorized grazing, copies of various letters, copies of Board meeting minutes, copies of Kanab City Council meeting minutes and copies of emails from the dsrlist (I always get permission from the author before posting an email on the web site or anywhere else). I have gone to considerable effort and expense to get and put up this information (for example, the proceedings before Federal Magistrate Pat Fenton in Cedar City, arising from the Forest Service citation of Dale Clarkson, were only recorded on cassette tape, not in a written transcript -- I went to the Federal District Court in Salt Lake City to listen to and transcribe this tape). This evidence has been accumulated and analyzed by myself and others. We believe that the criticisms made of the former management and leadership of Dale Clarkson are well-founded. (And if Dale Clarkson or anyone else doesn't agree, they can publish on the email list and/or the web site to the contrary...)

Dan Wirt (who loves the land and believes in the most unfettered form of democracy...)

TRAVELING AROUND

Dianna & Jordan Beckstead

Not all members and guests are able to budget the time (or points) during their stay at the ranch to go on an all-day horseback trip, so how about if we take you along in a paragraph or two here?



We leave from the old cabin on the edge of the wet meadows. It's early so it's nice and cool; everyone has water, lunches and rain gear if it's toward the end of summer. We head west from the top of the meadow and begin our climb up pipeline canyon on the pack trail. We get nearly to the base of the pink cliffs before the trail levels out and

heads to the southwest. Our route winds through thick old forests and past odd stone formations to the very top of Slide Canyon. This past July, Diane saw a bear here! Heading west, we'll wind through some beautiful canyons til we get to Milcreek Canyon. The bottom of this canyon is very green and lush and feels like a tropical jungle. The horses get their workout for the next hour or so as we climb up, heading to the rim of the Paunsugant Plateau. Fallen trees, tumbled boulders and scoured gravel attest to the powerful floods that roar down during thunderstorms. When we finally top out, our horses need to rest and we're in the perfect spot to do it -- a beautiful pine and aspen edged meadow with springs and rich grass -- a perfect spot to stretch and graze our horses a bit. When we remount, we head east on a ATV road which, after an hour or so, takes us to our lunch spot, a place familiar to many of you, locally called Powell Point. This is one of the most dramatic views in the whole area.

Turkeys, elk and some of those famous Paunsugant mule deer will hopefully keep us company as we wind our way through the beautiful National Forest to the west fork of the loop road. The pack trail intersects the road and provides us a route back to the top of Pipeline Canyon. As we begin our last descent back to the meadows, one of your guides is bound to say, "Here's where we started, does anyone want to go again?" If it wasn't for your poor, saddle sore body, you'd take her up on it in a heartbeat.

EMPLOYMENT AGREEMENT

This agreement is made and entered into effective the 14th day of September, 2000 by and between Deer Springs Ranch Owners Association, employer, and Vance and Diane Beckstead, employees.

WHEREAS Vance and Diane Beckstead have worked as Ranch Managers for the Association since 1994;

AND WHEREAS Vance and Diane Beckstead have been exemplary employees and have provided valuable services to the Association;

AND WHEREAS it is the judgment of management of the Association that it is in the best interests of the Association to reward Vance and Diane Beckstead for their valuable services as well as to provide a certain degree of job security for them as an inducement to encourage them to continue providing such services to the Association, notwithstanding possible changes in management of the Association;

NOW THEREFORE, the parties hereto do hereby agree as follows:

1. Vance and Diane Beckstead are hereby employed as Ranch Managers, in the same capacity, performing the same services, and at the same level of compensation as at present for a period of three years from and after the effective date of this Agreement.

2. Vance and Diane Beckstead shall receive cost of living adjustments to their present level of compensation as follows:

January 1, 2001: Five percent increase

January 1, 2002: Five percent increase

January 1, 2003: Five percent increase

3. Nothing in this Agreement shall prevent the parties from making agreements for additional compensation for additional work by either Vance or Diane Beckstead, or other

compensation for or employment of the Beckstead children, respecting cabin cleaning or other work as has been done in the past.

4. Vance and Diane Beckstead may terminate this Agreement at any time, without cause, by giving thirty (30) days advance notice to the Association. If this Agreement is terminated by Vance and Diane Beckstead, no further compensation shall be owed to them.

5. The Association may terminate this Agreement by majority vote of the Board of Directors of the Association or by majority vote of the members of the Association provided that in either event, the Association shall pay to Vance and Diane Beckstead severance compensation of \$10,000.00, upon which all further compensation shall cease. Severance compensation shall be due and payable so long as Vance and Diane Beckstead have continued to provide services reasonably equivalent to those provided in the past. If not, severance compensation shall not be due.

6. If not previously terminated, this agreement shall expire three years from the effective date hereof. Upon expiration no severance compensation shall be owed.

IN WITNESS WHEREOF, the following have affixed their signatures, effective the above date:

DEER SPRINGS RANCH OWNERS ASSOCIATION

By: Larry Baer
Larry Baer
President

By: Nyle Willis
Nyle Willis
Secretary

Vance Beckstead
Vance Beckstead

Diane Beckstead
Diane Beckstead

78 Pages

Deer Springs Ranch Owner's Association

2000 Official Annual Meeting Agenda and Ballot Instructions

Official Agenda

- I. Call to order (President of DSROA) 1:00 P.M., Sept 23, 2000
- II. Reading of the minutes of the preceding meeting (Secretary)
- III. Reports from officers
- IV. Reports from committees
- V. Election of Board of Directors

General Ballot Instructions

Association Bylaws provide that members may vote in one of three ways: in person at the annual meeting, by mail ballot, or by proxy. *There is only one official ballot for the lot shown above.* If you are the legal owner of the lot shown, you may vote the attached ballot in any one of the three ways listed.

- **If you wish to vote in person,** bring the agenda, these instructions and the official ballot with you to the annual meeting held on September 23, 2000, at 1 P.M. in the Kanab City Library, 374 North Main St., Kanab, UT. You will be asked to turn in the Official Ballot after any discussion of the action items on the agenda.
- **If you wish to vote by mail,** review these instructions and explanations carefully, then complete the attached ballot, *sign it*, and mail just the completed ballot to DSROA, P.O. Box 254, Kanab, UT 84741. Ballots must be received before noon on September 23, 2000.
- **If you wish to give your proxy to someone else,** sign the ballot in the appropriate box and forward it and these instructions to whomever you wish. Your proxy must present the original signed ballot either in person at the annual meeting or by mail before noon on September 23. Only the official ballot will be accepted, and only if signed by the legal owner of the lot shown.

Please note:

- This ballot will be counted only if the assessments on this lot are current as of September 23, 2000.
- Since the Bylaws permit voting by mail, only the items listed on the agenda and on the official ballot will be voted on during this years annual meeting. Other items may be discussed and information given out, but no official vote will be taken on other items at the annual meeting.

This year, DSROA will elect three Board members. The official candidates are listed below, along with a short biographical note when provided by the candidate. These are the candidates who were nominated by the August 7th deadline or whose names were placed on the ballot by member petition after August 7th. All of these candidates have indicated a willingness to serve. However, some of the candidates are not eligible to serve as of August 31, 2000, either because they are not DSROA lot owners or they are not current in their annual assessments. These candidates have been notified that they need to become eligible prior to September 23 in order for any votes they receive to be counted. The candidates who are not presently eligible are indicated with an asterisk below. **PLEASE VOTE FOR THREE CANDIDATES.** Voting for more than three candidates will disqualify your ballot.

Candidate

Nyfe Willis

Biographical note provided by the candidate

Purchased first lot in 1976. Practicing Certified Public Accountant in Kanab, UT. Member of Board of Directors of DSROA.

Paul Ford

Retired Las Vegas fireman and paramedic. Member of Board of Directors of DSROA.

Larry Walters:

Lot owner since 1998. Appointed to the Board in Feb., 2000. Professor of Public Management at Brigham Young University. Former City Manager. Lives in Provo, UT.

~~✓~~ Alan Tew - DAVID -

✓ Arthur Ortolani -

~~✓~~ Dale Clarkson - Withdraw

~~✓~~ Dean DeMille - Cedar City

✓ Don Cox

✓ Frank W. Leonesio

* John Pardo

Louis Millett NOT Here

~~* Larry Clarkson~~ ← Withdraw

* Spencer Madsen

~~✓~~ ~~Walden Cram~~ ← Withdraw

First purchased two lots in 1977. Later helped with development and sales. Served as ranch manager and worked very closely with Benny & Joy Jordan. Has also served several terms as a DSROA board member and at one time was the president.

VI. Unfinished business

VII. New business

*Person who Proposed Changes
to explain proposition* *2 min
1 min*

A. Proposed Bylaw Changes

The following changes to the bylaws have been proposed either by the current Board of Directors or by member petition. Please consider each carefully and vote either yes or no for each item. A **YES** vote indicates that you **support** the proposed change in the Bylaws. A **NO** vote indicates that you **oppose** the proposed change. To pass, a proposed change must receive 2/3 of the votes cast.

Proposal	Current Bylaw Language	Proposed Bylaw Changes	Comments
1. (Bylaw #2)	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 will be called a member and will be entitled to one vote for a 20-acre parcel and one-half vote for a 10-acre parcel 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. (See Annual Meeting minutes June 21, 1997).	Membership in the Association is strictly limited to 300. Each property Unit of the Ranch is inseparably connected with one membership for 20 acres of land in the Association. The owner of each property Unit will be called a member and will be entitled to one vote for a 20-acre parcel in all Association matters requiring a vote.	Source: Board of Directors Board Recommendation: YES
2. (Bylaw #2)	None	<u>B. DSROA members who own a lot which is located completely within the Grand Staircase-Escalante National Monument may deed their lot to the Monument (and only the Monument), but retain their membership. The member will continue to pay annual dues and receive member privileges. Any subsequent transfer of the membership will carry the same Association responsibilities and privileges. The Board shall reserve the right to cancel said membership if dues are not paid and the delinquency is greater than two years and a 30 day written notice of intent to cancel is delivered by certified mail to the member's address of record.</u>	Source: Member petition Board Recommendation: NO Conflicts with PCR #2 and Bylaw #2. The Board remains opposed to any attempt to separate memberships from lot ownership.

Proposal	Current Bylaw Language	Proposed Bylaw Changes	Comments
3. (Bylaw #4-B and 5-A)	<p>4-B Annual Meeting: The Organizational Meeting of the Association shall be held in June, 1977. Five Directors shall be elected at the first Organizational Meeting by written ballot of the membership, two for two (2) year terms and three for one (1) year terms. Each year thereafter, the appropriate number of Directors are to be elected each for a two (2) year term. Each year the President shall report on the operation of the Ranch for the preceding calendar year.</p> <p>5-A . . . The Board shall be composed of five members of the Association, as provided herein above.</p>	<p>4-B Annual Meeting: The Organizational Meeting of the Association shall be held in June, 1977. Five Directors shall be elected at the first Organizational Meeting by written ballot of the membership, two for two (2) year terms and three for one (1) year terms. Each year thereafter, the appropriate number of Directors are to be elected each for a two (2) year term. <u>Beginning in the year 2001, the number of Directors shall be increased to seven.</u> Each year the President shall report on the operation of the Ranch for the preceding calendar year.</p> <p>5-A . . . The Board shall be composed of <u>seven</u> members of the Association, as provided herein above.</p>	<p>Source: Member petition</p> <p>Board Recommendation: NO</p> <p>See comments in newsletter</p>
4. (Bylaw #4-F)	<p>Voting may be done in one of three methods--in person, by mail, or by written proxy. (See Annual Meeting minutes of June 22, 1996)</p>	<p>Voting may be done in one of three methods--in person, by mail, or by written proxy. <u>A member shall have the right to vote on Association matters until it is established that the member has released his voting rights by the sale of his membership or through finalized foreclosure action by the Association.</u></p>	<p>Source: Member petition</p> <p>Board Recommendation: NO</p> <p>See comments in newsletter</p>
5. (Bylaw #4)	<p>None</p>	<p><u>G. Authority and Quorum: The presence of a majority of the members at any annual or special meeting of the Association will constitute a quorum. The members present may act on all matters they deem necessary and reasonable to be in the best interest of the Association. Such actions will be by majority vote of the members present.</u></p>	<p>Source: Member petition</p> <p>Board Recommendation: NO</p> <p>See comments in newsletter</p>
6. (Bylaw #8)	<p>Annual dues shall be assessed and collected from each Association member on or after July 1, 1980. Such dues shall be for the purpose of maintaining existing facilities owned or controlled by the Association and for the purpose of constructing additional improvements as provided in Paragraph 5 above. Such dues shall be in an amount as determined annually by the Board. Development and maintenance costs shall be borne by Utah Properties, Inc., until June 30, 1980, from funds allocated by Utah Properties, Inc., for that purpose.</p>	<p>Annual dues shall be assessed and collected from each Association member on or after July 1, 1980. Such dues shall be for the purpose of maintaining existing facilities owned or controlled by the Association and for the purpose of constructing additional improvements as provided in Paragraph 5 above. Such dues shall be in an amount as determined annually by the Board, <u>except that increases in annual dues assessed shall be less than ten (10) percent in any given year, and the average annual increase from 2000 to 2004 shall not exceed five (5) percent.</u> Development and maintenance costs shall be borne by Utah Properties, Inc., until June 30, 1980, from funds allocated by Utah Properties, Inc., for that purpose.</p>	<p>Source: Member petition</p> <p>Board Recommendation: NONE</p>

Proposal	Current Bylaw Language	Proposed Bylaw Changes	Comments
7. (Bylaw #12)	<p>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)</p> <p>A water right is inseparably connected to an Association lot and cannot be sold or transferred.</p>	<p>All members will receive a <u>0.45</u> 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 <u>appropriate documentation to transfer the water right</u> to the member.</p> <p>A water right is inseparably connected to an Association lot and cannot be sold or transferred.</p>	<p>Source: Member petition</p> <p>Board Recommendation: YES</p>

B. Proposed Amendments to Protective Covenants and Restrictions

The following changes in the Protective Covenants and Restrictions (PCRs) have been proposed by member petition. Please consider each carefully and vote either yes or no for each item. A **YES** vote indicates that you **support** the proposed change in the PCRs. A **NO** vote indicates that you **oppose** the proposed change. To pass, a proposed change must receive 3/4 of the votes cast.

Proposal	Current PCR Language	Proposed PCR Changes	Comments
8. (PCR #2)	<p>2. MEMBERSHIP- It shall be mandatory for each of the owners of property described in Schedule "A" to be a member of the Association, and as such, each member of said property owners Association and the Association as a separate entity individually and severally, bind themselves pursuant to the terms of these Restrictions, and any bylaws or amendments to said bylaws adopted and passed by said Association.</p>	<p>2. MEMBERSHIP - It shall be <u>optional</u> for each of the owners of property described in Schedule "A" to <u>have a membership</u> of the association <u>for each and every lot or not</u>, and as such, each member of said property owners Association and the Association as a separate entity individually and severally, bind themselves pursuant to the terms of these Restrictions, and any bylaws or amendments to said bylaws adopted and passed by said Association. <u>Lot owners* electing not to have a membership tied to each property may assign those memberships to a time share or rental pool or they may sell their membership to the Association or other party whereby in consequence the lot owner(s) will forgo the use of the amenities of DSROA. *Unsold lots will be unaffected.</u></p>	<p>Source: Member petition</p> <p>Board Recommendation: NO</p>
9. PCR #11	<p>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. (See minutes of Annual Meeting June 21, 1997.)</p>	<p>DIVISION OF PROPERTY: A member acquiring an interest in the land described in Schedule "A" shall <u>not</u> be allowed to <u>subdivide</u> the interest acquired in said property.</p>	<p>Source: Board of Directors</p> <p>Board Recommendation: YES</p>

Proposal	Current PCR Language	Proposed PCR Changes	Comments
10. PCR #13	DWELLINGS - All lots shall be used only for residential purposes as herein specified. No more than one family dwelling house or structure shall be erected, altered, permitted, or maintained on any one lot except for a garage and the normal utility or livestock buildings appurtenant to a dwelling house. No structure may be more than two stories above ground level.	DWELLINGS - All lots shall be used only for residential purposes as herein specified. No more than one family dwelling house or structure shall be erected, altered, permitted, or maintained on any one lot except for <u>1) a second dwelling for the household of a hired man or seasonal laborer, or members of the owners' family;</u> 2) a garage and 3) the normal utility or livestock buildings appurtenant to a dwelling house. No structure may be more than two stories above ground level.	Source: Member petition Board Recommendation: NO

C. Other Action Items

1. Removal of carry-over Board members.

An item on a member petition reads as follows:

The present Board has done selective mailing of official newsletters and meeting notices on a pick and choose basis. This is illegal and is reason to remove the Directors with cause. (Bylaw 5-G)

Since this petition was signed by over 10 percent of the voting members, the Board has placed it on the agenda as an action item. Three of the existing five Directors are up for re-election on this ballot, therefore this action item applies only to Larry Baer, current President of DSROA, and Taylor Button.

Background information:

a. Bylaw 5-G reads:

At any duly constituted regular or special meeting of the Association, any one or more Directors may be removed with or without cause by the affirmative vote by written ballot of a majority of all members present. A successor may then be elected by a majority vote of the membership in like manner as herein above provided to fill the vacancy or vacancies thereby created. Any Director whose removal has been proposed at any such meeting shall be given an opportunity to be heard at the meeting.

- b. The Board interprets "a majority of members present" to mean present by mail ballot, proxy or in person.
- c. The alleged offense of "selective mailing of official newsletters and meeting notices" involved one mailing of the official notice of the annual meeting. As a result of an effort to eliminate duplicate mailings to the same address, it is alleged that some owners were omitted from the mailing.
- d. Neither Larry Baer nor Taylor Button had any involvement in either managing the mailing list or sending out the mailing in question.

D. Other new business and discussion items

- 1. Detailed report on the survey results
- 2. Update and discussion of the pending litigation against Dale Clarkson
- 3. Other new business items

E. Adjourn

**DEER SPRINGS RANCH
OWNERS ASSOCIATION
2000 ANNUAL MEETING
SEPTEMBER 23, 2000**



1. **Call to order & welcome.** *Larry Baer*
2. **Reading of minutes of prior year.** *Nyle Willis*
3. **Presidents report.** *Larry Baer*
4. **Financial report**
5. **Committee reports**
6. **Beckstead report**
7. **Election**

Board members:

Each candidate will have 2 minutes to introduce themselves and promote their candidacy.

Bylaw and protective covenant changes and action items.

- A. Person proposing change will get 2 minutes
- B. Opposition to change will get 1 minutes
- C. Proposal additional 1 minute
- D. Opposition additional 1 minute

8. Voting and turn in ballots

9. Entertainment

10. Other new business

- A. Survey results
- B. Update and discussion of litigation
- C. Other new business

11. Door prizes

13. Results of election

14. Adjourn

Annual Meeting Deer Springs Ranch Owners Association

September 23, 2000

Kanab City Library

Called to order by President Larry Baer at 1:05 pm.

Board members present were: Larry Baer, Taylor Button, Nyle Willis, Larry Walters, and Paul Ford.

Minutes of the 1999 annual meeting were read by Nyle Willis. All approved.

Review of financial report and statements by Nyle Willis. \$24,874.16 in the bank as of Sept 23, 2000.

Committee Reports

Buildings - Paul Ford

Cabin #10 received a new bathroom. The Garden Cabin has new sink and cabinets. Joe Bosze and John Martinet arranged for DSR to get 27 queen size mattresses free of charge.

Animal and Livestock - Taylor Button

Very poor grass conditions because of drought. Beckstead's have built more fences in Pipeline to help control cattle grazing.

Member Relations & Communications - Larry Walters

Larry was appointed to fill board position vacated by resignation of Dale Clarkson. Sent out a survey and several newsletters. Hopefully the newsletters have helped members to know more about events at the ranch.

Reservations - Barbara Button

Cabins have been available almost every week throughout the summer. Only two times not able to have a cabin for a request. Barbara is planning a web site to make reservations easier. Should be available by February 2001.

Roads & Water - Larry Baer

All roads have been GPS. Waiting on GESNM to make a decision about the roads. We have to have a certified water source. Planning a new well.

Local cowboy poet, Doug Keller, then entertained members with several cowboy poems.

Report on Litigation - Attorney Ed Robbins

Hired to get an interpretation of the bylaws. Are all lots to be treated the same whether sold or unsold? The judge ruled that the bylaws are clear. There are not two classes of stock. All lots are to be treated equal. The dues have to be paid to vote. There was then a second hearing to decide if all back dues must be paid by the developer or if only the 2000 dues must be paid to vote in 2000. A settlement was reached where all 2000 dues and part of past years dues would be paid to allow developer to vote in 2000. All dues from this time forward must be paid to vote.

Beckstead Report

Some of our members are paying for their private roads to be graveled. There is gravel available on the ranch. They have been working on fencing the line between the ranch and the forest. Vance has made four cattle guards and they are installed in the roads. They have cut a lot of brush. This year they moved the horse rides up to meadow. That has been favorably accepted by the members. The motorcycle race brought in about \$3280. A movie company also came in for 8 days. There was approximately \$4000 brought in from this. The main well pump went out. Couldn't get pump out of well. Finally got it out. Vance was grateful he could go to the board and say he needed to replace the pump and have the money available to do just that. Each year we can now do upgrades instead of just keeping up. The Beckstead's both said they will be the eyes and ears of the Association. They work for the members of the Association and not the Board or Developer solely. They will let the members know what is going on. We now have members from England to Hawaii and Canada to Jamaica.

Larry Walters then acted as Parliamentarian. Each proposed bylaw change was presented and members of both pro and con could speak for one minute. Then a vote was taken to end discussion. After going through all proposed changes, each candidate was given a couple minutes to speak. A ballots were them turned in for vote counting. The results were:

John Pardo 144 votes
Art Ortolani 137 votes
Spencer Madsen 136 votes
Nyle Willis 114 votes
Larry Walter 113 votes
Paul Ford 112 votes
Don Cox 3 votes
Val Cram 3 votes
Alan Tew 1 vote
Dale Clarkson 1 vote
Dean DeMille 1 vote
Frank Leonesio 1 vote

The three new board member are John Pardo, Art Ortolani, and Spencer Madsen.

A proposed bylaw change must receive 2/3 of the votes cast to be changed.

Proposal #1 To change bylaw #2 to read that each lot is inseparably connected with one membership for 20 acres of land. 123 voted for change 134 voted against. Did not change.

Proposal #2 to ask that any lot located completely within the Monument could deed their lot to the monument but retain their membership. 111 voted for 147 voted against. Did not pass.

Proposal #3 to change board from a five member board to a seven member board. 140 voted for and 117 voted against. Did not pass.

Proposal #4 to change Bylaw #4-F to allow a member to vote regardless of his standing with the Association and payment of his dues. 138 voted for and 119 voted against. Did not pass.

Proposal #5 would allow the majority of members at any special meeting or the annual meeting to act on all matters they deem necessary by a majority of those members present. 130 voted for and 125 voted against. Did not pass.

Proposal #6 was to change bylaw #8 to include that annual dues cannot increase more than 10 percent in any given year. 230 voted for and 24 voted against. It passed.

Proposal #7 was to change bylaw #12 to read that each member will receive .45 acre foot of water instead of .25 acre foot. 251 voted for and 3 voted against. It passed.

Proposal #8 was to change Protective Covenants and Restrictions #2 to allow selling of memberships or giving to a rental pool. 8 voted yes and 246 voted no. Did not pass.

Proposal #9 was to change the wording in PCR #11 to NOT allow subdividing of lots. 123 voted for and 131 voted against. Was not changed.

Proposal #10 would allow a second dwellings per lot. 153 voted for and 99 voted against. It did not pass.

Other action item was shall Larry Baer and Taylor Button be removed for cause from office as Directors of DSROA? 4 voted yes. 249 voted no. They were not removed.

All votes were counted twice. After the final tally, the tops were separated from the bottoms so no one could see how someone else voted.

Meeting adjourned at 4:45 pm.

DEER SPRINGS RANCH OWNERS ASSOCIATION

News Letter

October 12, 2000

Election Results

Following are the results of the Annual DSROA Meeting held September 23, in Kanab, UT.

The top six Board of Director votes received were:

Paul Ford	112
Larry Walters	113
Nyle Willis	114
Spencer Madsen	136*
Arthur Ortolani	137*
John Pardo	144*

Dale Clarkson, Larry Clarkson, and Val Cram withdrew from the election.

Spencer Madsen, Arthur Ortolani, and John Pardo are the new members of the Board of Directors.

Results of Proposed Bylaw Changes

Proposal #1 was to change the wording in Bylaw #2 to allow one membership and vote for each 20 acre property and delete the 10 acre/half vote wording.

For 123 Against 134

Proposal #2 was to allow members with lots which are surrounded by the Monument to sell them, but retain their Association membership.

For 111 Against 147

Proposal #3 was to increase the Board of Directors from 5 to 7 members.

For 140 Against 117

Proposal #4 was to allow members to vote at the annual meeting when they have not paid their assessments.

For 138 Against 119

Proposal #5 was to allow a majority of members at a meeting to act on anything without the consent or knowledge of those not at the meeting.

For 130 Against 125

Proposal #6 was to not allow annual assessments to be increase by more than 10% per year.

For 230 Against 24

Proposal #7 gives members .45 acre foot of water instead of .25 acre foot.

For 251 Against 3

Proposed Amendments to PC&Rs

Proposal #8 would allow owners the option to separate their memberships from their property and put into a rental pool or timeshare.

For 8 Against 246

Proposal #9 would not allow subdividing of land into smaller parcels.

For 123 Against 131

Proposal #10 would allow a second dwelling on each parcel.

For 153 Against 99

The Action Item, should Larry Baer and Taylor Button be removed from office, was defeated.

For 4 Against 249

To change a Bylaw, it must receive two thirds of the votes. Thus Proposal #6 and #7 passed and are effective at this time. To change a Protective Covenant and Restriction requires 3/4 of the total votes. Thus none of the PC&Rs were changed.

Litigation Between DSROA and Clarkson Properties Has Been Settled

After many hours in negotiations, the Board of Directors and Dale Clarkson have agreed upon a settlement.

Briefly the settlement is as follows:

- 1) Clarkson will pay full assessments on all unsold lots with full membership rights.
- 2) Clarkson agrees that the bylaws require the lot and membership be inseparable and will sell future lots accordingly. With respect to past separations of lots and memberships, Clarkson and involved lot owners will meet in good faith and reach an equitable resolution of these issues within six months.
- 3) Clarkson accepts full responsibility to satisfy the BLM in their demands on the illegal road construction. Restoration shall be completed within nine months.
- 4) Clarkson shall convey by Warranty Deed to DSROA three lots selected by DSROA from the list of "unsold" lots as of 10-01-00.

Letter From The President

Dear Fellow Deer Springs Owners:

Barbara Button has done a great job in compiling and presenting the above information on the election results and litigation.

Yesterday, October 11, 2000, papers were signed to finalize the litigation. The judge had previously ruled that there is only one class of membership in our by-laws and that all lots and memberships are treated equal with the same benefits and voting privileges.

This will prove beneficial in that we should receive yearly dues on all lots. The developer paid full dues for the year 2000 with penalties on the unsold lots as well as the separate memberships he controls. However, the downside to this is that the developer still has sufficient votes to put those whom he chooses on the board. I personally feel that had he had the members' desires to run their own ranch in mind, he would not have voted the unsold lots in order that the members' desires could be accomplished. I trust that the board, as now constituted, will work for the best good of our ranch. I feel that this can and will be accomplished.

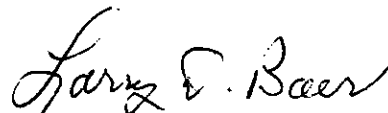
I truly believe that our ranch is a wonderful place to be. That no matter what has transpired, it is an extremely peaceful place to bring our families or to be there ourselves. I personally get up there about once a week and find a great calming influence on me when I do.

I still want and need your input on the things that you would like to see happen at and with the ranch. Please feel free to write, call, or fax me at any time.

Phone 1-435-644-8103
Fax 1-435-644-5369
Address: 440 W. Johnson Drive
Kanab, UT 84741

YOU ARE SPECIAL PEOPLE.

Sincerely,



Larry D. Baer
DSROA President

10-12-2000

Dear Fellow Deer Springs Owners:

Barbara Button has done a great job in compiling and presenting the above information on the election results and litigation.

Yesterday, October 11, 2000, papers were signed to finalize the litigation. The judge had previously ruled that there is only one class of membership in our by-laws and that all lots and memberships are treated equal with the same benefits and voting privileges. This will prove beneficial in that we should receive yearly dues on all lots. The developer paid full dues for the year 2000 with penalties on the unsold lots as well as the separate memberships he controls. However, the downside to this is that the developer still has sufficient votes to put those whom he chooses on the board. I personally feel that had he had the members' desires to run their own ranch in mind, he would not have voted the unsold lots in order that the members' desires could be accomplished. I trust that the board as now constituted will work for the best good or our ranch, I feel that this can and will be accomplished.

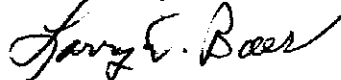
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Phone 1-435-644-8103
Fax 1-435-644-5369
Address: 440 W. Johnson Drive
Kanab, Utah 84741

YOU ARE SPECIAL PEOPLE.

Sincerely,



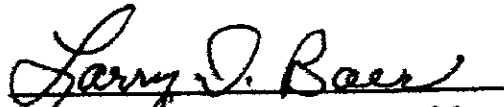
LARRY D. BAER
DSROA President

**SPECIAL MEETING DSROA BOARD
DECEMBER 11, 2000**

A special meeting was called to consider some by-law deficiencies which exist in our association, consisting of five lots with separated memberships. Therefore, to bring these back in compliance with the by-laws and covenants, we have as a Board reconnected the memberships to these lots. The lots involved are: 33, 42, 43 belonging to Dan Wirt; and lots 28 and 29 belonging to the LDS Church. Now all 300 lots and 300 memberships are properly united.

The above action was carefully considered and unanimously passed by your Board. We will therefore issue certificates to this effect to the above parties.

Sincerely,


LARRY D. BAER, President


ART ORTOLONI, - Member


JOHN PARDO, Vice-Pres.


SPENCER MADSEN, - Member


TAYLOR BUTTON, Sec-Treas

December 20, 2000

In regards to the Special DSROA Board Meeting held December 11, 2000; it was also decided in conjunction with reuniting the lots and memberships of lots numbers, 28, 29,33, 42 and 43, to their legal owners, that we would not pursue (now or in the future) any past unpaid dues on these particular lots.

In the future these lots will be treated the same as all other lots in the association.

Sincerely,



LARRY D. BAER, PRESIDENT