



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
UTU-78939

January 10, 2001

Certified Mail-Return Receipt Requested #7099 3220 0009 6990 4612

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

Dear Mr. Baer:

I am pleased to notify you that the trespass on the "Partial" road # UTU-78939, has been resolved and the trespass is closed. Mr. Clarkson has worked with our staff and has completed all items outlined in the trespass resolution items sent to you earlier. Mr. Clarkson and his contractor has done an excellent job in reclaiming the road and following our every recommendation. We have enjoyed working with them.

Sincerely,

Rex Smart

for
Verlin L. Smith
Field Manager

cc: Mr Dale Clarkson

next meeting at Ranch 10:00 AM
Feb 10,

Larry D. Bauer
Taylor Button
John Pardo
Vance Beckstead
Dizen Beckstead
Art Otolani

AGENDA

Deer Springs Ranch Board Meeting

January 13, 2001

During this
Presentation

Dale Clarkson
Jeff
David Turley
— Turley

1) Call to order

2) Prior meeting minutes

3) Vance's Report

BLM-Monument - Horse Rides on Monument. in before Feb.
Propose - Amerigress -
Generator - Vance will finalize by next meeting.
75 watt 300⁰⁰ Panels -

4) Road to Nowhere

5) Tractor

6) Newsletter

Letter from BLM
E-Mail Address for each member -

Warren & Nancy Stephens
Paul Ford
Wendall & Dottie Hoyt
Tom Davis
Dale Clarkson
Eric Houston - Presentations

7) Web Page

Banquet

8) well plans

9) Sales of Lots

29,900 Advertiser
25,000,00 min

10) Miscellaneous

Water tanks - in Johnson Canyon
have Taylor Check

next meeting - Master Plan for future

February 9, 2001

Dear DSROA Member:

It has been awhile since our last newsletter, and many good things have been happening at the ranch.

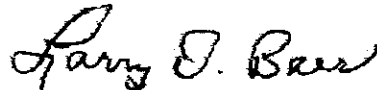
The lawsuit between the property owners and the developer has been brought to a satisfactory conclusion. This now enables us to complete our road process with the Bureau of Land Management. Thank you for your support. As you can see by the attached letter that the Developer did a super job on the contested road. It was done to the complete satisfaction of the Bureau of Land Management.

New Ranch Maps have been made and laminated for each cabin, thanks to the much time and effort put in by Nellie Hoyt and a financial donation by the Pointer Family. Many thanks to them for this great job. The maps are posted in each cabin for your convenience.

We have a large nice tractor now that will enable Vance to do many good things around the Ranch that we've not had the prior capability of doing for ourselves. This will also save us some funds by eliminating outside contracting on these services. The tractor will be used in putting our roads into proper conditions.

This Spring and summer should be beautiful at Our Ranch as our moisture level has been higher than normal due to the heavy snowfalls we've had. The plants and flowers should do extremely well and be very beautiful. The natural feed for our wildlife and livestock should be very abundant also. We should have a very green and beautiful ranch this Spring. Come and spend some special time with us this spring and summer at our Ranch. Check the Ranch Web Page and reserve your cabin, or just bring a picnic and spend some time on your lot. In any case, you'll have a great time. We look forward to seeing you. May the best of life be yours this year.

Sincerely,



LARRY D. BAER

DSROA AGENDA

February 10, 2001
at the Ranch

1) Call to order

9:50 AM -

2) Approve Prior minutes

Tyler Bush

Minute-taking person

2a - Eric Houston presentation do Spencer will draft agreement

3) Financial Report

Vance to meet w/ Randy on money -

4) Lawsuit with appendages completed

5) Road report

6) News letter

Recommend Larry Matthews to put together

7) Beckstead report

Generators

38 KW DIESEL Generator - \$ 9119⁰⁰

Cabins

move ^{add} cabin to camp headquarters for office - also covered
Provilians

8) New website - cabin rentals

kanab.net/dsroa

9) Other Business

Larry voted out as president - 3 to 2

10) March meeting

March 10: 9AM Dole Conference Room

11) Adjourn

Traitor case
- \$50⁰⁰ per hr. for member use the
w/ Vance ~~meeting~~ operating the
equipment.

M&M

DSROA MEETING FEB. 10TH, 2001

Members present at the DSROA meeting February 10, 2001, Tour Guide Erick Houston, Pres. Larry Baer, Taylor Button, John Pardow, Art Ortaloni, Spencer Madsen, Mr & Mrs Stevens, Hohn Davis, Paul Ford, New Lot owner # 205, Suzanne Tucky, Vance Beckstead, Doane, Dianna, Dale Clarkston, Nellie Hoyt.

Erick Houston from Panguitch Utah, was talking to the board and members about tours he wants to do, and about coming thru the ranch road.?????

From the metal DSR gate down thru the ranch? Something about pay to regrade the road? Mr Houston owns the "LAMPLIGHTER INN" in Panguitch Utah, and wants to do the tours to improve his business.

Diane ask about, maybe it might help us by making the horse back rides available to the tour people ?

John Pardow couldn't see any objections.

We would have to have a legal representative. A legal agreement. Something we could back out of if necessary??

Vance ask how many times he would come thru during deer season??(Our upper gate is locked during that time), Only once or twice a day. He would notify Vance or Diane in advance.

He will use a Ford Expedition for tours. Phone # At Motel, 435-676-8352.

Fees charged, ½ day (4 1/2 hrs), \$50.00. Las Vegas charges, 3hrs, \$69.00.

Las Vegas to Bryce Canyon round trip \$149.95.

Spencer Or Art, ask for list of his insurance companys. He will fax copy of his insurance to Taylor Button. Said we would wait to take a vote.

Larry thanked him for his time. He then left.

The board then discussed charge fee?? Compensation for each vehicle, agreement for equipment time charges. Snowmobiles? Taylor to set a fee.

John Pardow made a motion that Spencer draft an agreement to meet requirements. ALL IN FAVOR.

Spencer had questions on the financial report. January revenues. End of year -0-??

Larry gets all mail, makes list of income and turns to Randy Brown to keep list of income straight.

Spencer said on Cabin #8, repairs, they need to reformulate areas things are taken out of in budget.

On wildlife and cattle, Move livestock program to other areas in the budget.

Brent Robinson has been paid in advance to balance budget end of year. He will finish up the road work paid for. Spencer said that Vance should do all the road work.

They decided Vance and Randy Brown, accountant, re juggle the budget & get things in right order.

Diane suggested this should be done and put to rest today.

Randy, Vance & Diane report on road priorities.

Spencer then moved the Becksteads report next and another item, NOT ON THE LIST, be taken care of.

Vance discussed the new generator he had checked out everywhere for. He is ready to order and needs a check to order. (6 weeks delivery.)

John Pardow thought he saw a better deal, but couldn't find it, Spencer agrees we should move on it and also look into solar for future use.(upper cabins.)

Spencer made a motion to accept Vance's generator order. Art offered to call the order in on his credit card, and we will give him the check. This should speed up delivery, and helps if any problems come up in future on generator. O.K. PASSED.

Vance ask if anyone knew much about E-Wood? John Davis said (great), for replacing & repairing decks. Lasts for ever, & no upkeep. Very comparable with red wood. 2x16x15, \$22.00 E- Wood. \$26.00 but no upkeep.. Vance to to check into and put together for nesdt meeting. Cost per cabin.

Spencer ask the Becksteads or members or someone, to name the roads on the ranch. We should put this in the news letter.

Vance suggested we use the two old cabins (5 & 5A up above the fish ponds), for a pavillion at the ranch site. They would have to be moved down?? (24'X12' + 6 bath rooms.) Good suggestion, all agreed.

Spencer to do cost projection to move down to ranchsite.

Diane spoke about the horse program finances . 96-97-98. All costs. Average feed costs, \$400.00 a month. Cash only. 6000 points cashed in for 2000. We used to have a wrangler. After the board removed Judy, Diane has donated her time for horse back riding time. No cash benefits. She loves and believes in the ranch & program and donates her time & still fullfills her job. People see more of the area, and if necessary, she walks and leads a horse, so a child can ride.

Insurance on the horses are a safety factor. The ranch has (2or 4 horses)^{5#E}owns the rest. Spencer thanked her. John Davis ask why there was problem on horses??

John Pardow has always been marginal, (But not any More.) Lets make the ranch a family friendly ranch.

WE THEN HAD A BREAK. CALLED FOR BY LARRY. WE HAD DONUTS. VEGES. JUICE, WATER COOKIES AVAILABLE ALL DLURING THE MEETING.

The meeting was called back to order.
The Law suit is all O.K.

The BLM OK'd Dales road .

Lary Baer gave a road report with BLM, evertthing is OK so far. (Frank Olsen is away.) When he returns, he will meet with the monument. They discussed the title 5 roads. (our roads, We should be able to maintain our fences and move livestock.)

John Pardow attends PFTUSA folks meetings.

Title 5 roads versus RS2477. Government Officials paint good side.??

Habbershaw has teeth in title 5 permits.

Before 1976 is grandfather roads. They ask Dale if he knew about the grandfather roads? He said Yes. The Johnny Brown road, and the Coal road in the 50's - 1972. We should ID every road and we should hold for our rights & spend serious consideration.

Art said DEED TITLE RIGHT-A- WAY.

John said man talked in meeting. Remember if not real honorable presentation ,Have men come to DSROA meeting. (Frank Olsen and Habbershaw.) Spencer wants next meeting with them soon Larry said hopefully meeting would be in the next two weeks. Spencer made motion to move on as soon as possible. 2nd by Art.

Dale said the board could move on ranch roads.

John Pardow said, Dales suggestion well taken.

They then talked about sending something into news letter.

Barbara Button Has set up a neat network for cabin reservations. www.kanab.net/dsroa/ on e-mail.
GREAT WORK BARBARA.

Larry said spring will be beautiful this year.

Spencer said he talked to Larry Walters to see if he would consider still doing the news letter? Motion made Spencer contact Larry Walters, and set some kind of deadline to news in. Try by date of each meeting. John Pardow OK.

Spencer does not have E-mail. Does not like it. Mail Best, but uses both.(In news letter, wants ranch roads named.)

Next meeting March 10, Saturday. Spencer suggested every other month, plan full day meetings, so they can check on things around the ranch. To keep meetings on same day each month. He also recommended it be held in Dale Clarksons Conference room, and use MSN phone hook up. They ask Dale if the could meet in his conference room, "he said, Yes."

A suggestion by new member, Suzanne Tucky. Maybe we could get tour guide to work with us for some horseback rides when they come thru.?

Mr. Stevens suggested we have our E-mail address & phone # on our DEER SPRINGS shirts. Good idea. Said it helped his business.

Spencer ask Larry to step down from president, but still stay on the board.

Art agrees with Spencer, and asks him to step down.

(it sounded real personal to me??)

WE need to fix up the ranch. He said, he has no agenda with Dale? Dale owns 1/3 of the ranch.

Taylor defended Larry, as doing a good job, puts in a lot of time. (some arguing on the telephone ?) with Spencer and Art.?? Art said, "I just won't permit such things to go on. Spencer got up and said, "I'll just

resign." John said sit down Spencer. John Pardow, said, " the next two years will make or break the ranch."

They agree. Either Larry step down, or it will come to a vote. Larry gave a little talk. Paul Ford ask to speak from the audience,

He had been on board with Larry before, and really thought he was doing a good job.

Spencer resigns again, John says Spencer sit down.

Art says lets get on with business.

Vice President John Pardow called for a vote.

For Larry to step down, 2, FOR. (Art and Spencer.)

Against Larry to step down, 2 AGAINST (Larry and Taylor) This left John Pardow deciding factor.

He voted FOR Larry to step down. (3 to 2) Larry said, OK, I will turn everything over to you as vice president. Spencer nominated John Pardow to be the new President. Art 2nd. Motion carried.

John Pardow will NOT have anything to do with money of the association.?? He ask Larry if he would help him?? Larry said he would arrange to help him. John Pardow ask for unity.

OTHER BUSINESS,

Spencer ask the Becksteads to leave the room for awhile. He said the Becksteads were hard workers, but need a set procedure. .

Said, the new tractor is being run by others. (Only Vance can use it.) A set procedure needs to be enforced. (Evidently it was used to plow 2' snow on county roads & personal driveways.? It was being used for non ranch uses , private driveways without pay. Digging post holes, moving rocks.) {ten year old son running tractor to brush land.)

WE NEED TO DRAFT POLICY FOR VANCE. Diane could drive when trained. (80 hrs.)

It seems John Pardow had ask Vance to do the work with the tractor when the storm came in.???

Art wants plowing out driveways. "We have to live on the Ranch". WE need to set up fees for tractor use. SUGGESTION;

Tractor fee ~~\$50.00~~@trip with a \$25.00 Minimum. (½ hr.)

(Spencer gets \$85,00 an hour in Colorado.)

John Pardow to get with Larry for more help.

Encourage Vance to use the MSN messenger service on computer.

Taylor to check on 2 water tanks at Cotherns.

Taylor to check about moving 5a&5b cabins down to the ranch for remodeling.

John Pardow adjourned the meeting All in favor.

Next meeting March 10th, 2001.

Nellie Hoyt Minutes taken by request of DSROA President Larry Baer.

DSROA Board Meeting Minutes

February 10, 2001

held at the Ranch

Called to order at 9:50 am by President Larry Baer.

Board members present: Larry Baer, Taylor Button, Spencer Madsen, Art Ortoloni, John Pardo

Others present: Nellie Hoyt, tour guide Eric Houston, Mr. & Mrs. Stevens, John Davis, Paul Ford, new lot owner #205 Susanne Tucky, Vance and Diane Beckstead, Diana Beckstead, and Dale Clarkson.

1) Eric Houston tours through ranch

Mr Houston owns the Lamplighter Inn in Panguitch. He asked the board for permission to take tours through the ranch. Diane suggested it might help make more money as he might have tourist wanting horseback rides. Vance was concerned about the locked gate during deer season. Mr. Houston would notify Becksteads in advance of his tours. Art asked for a copy of his insurance. Mr. Houston will fax Taylor a copy. Board will wait until Houston contacts them with more information and then make a decision regarding a fee and a contract. *John Pardo motioned that Spencer draft an agreement of requirements to protect the ranch. All in favor.*

2) Prior meeting minutes

Taylor suggested somebody other than a board member should be taking minutes so that the board members could be involved in discussions rather than taking notes. All in agreement. Art to check on purchase of a dictator/recorder machine.

3) Financial Report

Larry asked Spencer to present the report. Some of the expenses were not recorded in the right accounts. Vance will get with Randy Brown and adjust balances. Brent Robinson was prepaid at year end to do some road work to bring the year end cash balance down to avoid taxes. Brent will do the road work as soon as weather permits.

4) Beckstead Report

Spencer made a motion to accept Vance's recommendation to order a generator. Seconded by Taylor. All in favor. The cost of the generator is \$9120 plus shipping.

Vance suggested moving old cabins located near upper cabins down to headquarter to be used as an office/pavilion. Vance will do a cost estimate. Taylor will find out cost of moving old cabins.

Spencer suggested the Becksteads or members come up with names for all ranch roads. This will be in the newsletter. Need actual road signs made to identify each road.

Diane said there were 6000 points used for horses last year and \$1500 in cash brought in. She has donated her time for the program. She believes the horses are a vital part of the ranch character. The ranch owns from two to four horses. The rest are personally owned by the Becksteads. The Becksteads have been buying the winter feed for their horses. The ranch paid out approximately \$400 for feed last year. John Pardo commented that in the past he had doubted the importance of the horse program. But after discussions with Diane, he now feels the horses are important. "Let's make the ranch a family friendly ranch," he stated.

5) Road Report

Discussed Title V versus RS2477 rights. Not clear which type of right-of-ways the ranch is pursuing right now. Need to check with the BLM about this. *Taylor motioned that before we sign anything, we have Mark Habbashaw (PFUSA Road Specialist) review documents. John seconded. All in favor.*

6) Web Site

Barbara Button has set up a new web site for cabin reservations. The address is www.kanab.net/dsroa.

7) Newsletter

Motion made by John to have Spencer contact Larry Walters about publishing newsletter by next meeting. All in favor.

8) Next Meeting

Next meeting to be held on March 10. Spencer suggested that every other month have a full day meeting and alternate with a shorter half day meeting. Spencer recommended the next meeting be held in Dale Clarkson's conference room with a phone hook up. Dale said his room would be available.

9) Suggestions from the floor

Susanne Tucky suggested working with tour guides for additional horse back rides. Mr Stevens suggested putting e-mail address and phone number on ranch shirts.

10) Motion for President's removal

Spencer asked Larry to step down as president of the board. After discussion, a vote was called for. Art, Spencer, and John voted aye. Taylor and Larry voted nay. Larry was removed as president. John Pardo was then president as he was the previous vice-president.

11) Tractor Use

At this point, Spencer asked the Beckstead's to leave the room. He said the Beckstead's were hard workers but they need a set procedure. Spencer said that the tractor had been used for plowing personal driveways and other non-ranch use. He also said the tractor was being driven by Vance's 10 year old son. Spencer feels Vance should be the only operator. The Board felt we need to set up basic guidelines and fees for personal property tractor uses. At this time, Joseph is not to drive the tractor. *Motion made to charge \$50 per hour with a \$25 minimum for any member's personal use with Vance as the driver. All in favor.*

12) Old Fuel Tanks

Taylor assigned to check on availability of Nyle Willis's fuel tanks.

13) Adjourn

John Pardo adjourned the meeting. All in favor.

Subject: Board resignation

Date: Thu, 15 Feb 2001 10:49:28 -0700

From: "John Pardo" <johnpardo50@hotmail.com>

To: <baersden@xpressweb.com>

Dear Larry: I will address you as a Board member and recent past president, but also e-mail my remarks onward to the other Board members as well.

I have on my computer about 50 e-mails of which I have read many of them. I am dismayed to say the least of the many mistruths, the twisting of facts, conjecture, and out right vindictiveness that prevails. Additionally, I notice that so many lot owners have decided the issues presented to them as the truth, and voted their no confidence vote without additional inquiry. I have heard nothing from the members who are not in sympathy with the current issue either. I have heard from only one Board member addressing my first letter to them. Be that as it may.

The issue of Dale and his involvement, of course, is an on-going fester. We know as Board members what we feel about Dale's involvement. Why do you not set the record straight with those who are not aware of it? It will help allay some misunderstandings! We must remember that the lawsuit forced Dale to pay for his unsold lots. Now he is the largest land owner paying for his right to vote as he sees fit. But that is not acceptable either. No, there is a hatred fundamentally and kept alive by those who are driven toward discord and confusion. Am I defending Dale? In every issue that he promotes as healthy for the ranch, I am not ashamed or reticent to admit my friendship with Dale Clarkson! I have the ability to discern what he says is good for the ranch, from what may not be. It escapes me that we can not all listen, and then decide as well. What is every one afraid of?

Additionally, every issue about roads, water and the BLM, and the present status of each program was being addressed by the Board. Here again, you have within your ability to input what you know. So the underlining and driving force, once again, is to misconstrue the facts for an agenda yet undefined, but clearly evident. With this "sanctimonious horse pucky" -expressed, I leave the rest to others.

I am notifying everyone that I have resigned from the Board totally. The projects are fun and challenging. I thrive and enjoy these types of challenges, but not under conditions which I see no end of. Discord is not the platform for creativity.

Therefore, I am out of the loop effective immediately. I no longer have any interest in promoting any program, or lending my input. The keys to the post office are at the Buttons' home and I will return the files asap.

John Pardo

AGENDA

DSROA Board Meeting

March 10, 2001 - 9 am
at 865 South Hillside Drive
Kanab, UT

- 1) Call to order - Taylor Button
- 2) Approve Prior Minutes
- 3) Follow up on prior assignments
 - a. Newsletter
 - b. Nyle's old tanks
 - c. Generator ordered
 - d. Electronic Recorder
- 4) Financial Report - Taylor
- 5) Petition for Madsen resignation - Nyle Willis
- 6) Fill Pardo Board Vacancy
- 7) Elect Board Officers
- 8) Water Well - Larry Baer
- 9) Roads - Larry Baer
- 10) Vance's Report
- 11) Future meeting schedule
- 12) Other Business
- 13) Adjourn

DSROA Board Meeting Minutes

March 10, 2001

Taylor Button Home

865 South Hillside Drive, Kanab, UT

Called to order at 9:08 am by Taylor Button (only remaining elected officer)

Board members present: Larry Baer, Taylor Button, Art Ortaloni, Spencer Madsen

Others present: Paul Ford, Nyle Willis, Warren & Nancy Stephens, Vance, Diane, & Dianna Beckstead, Suzanne Tuckey, Dale Clarkson, Larry Clarkson, and Barbara Button

Approved prior minutes with the following changes:

Last paragraph first page - Ranch owns four horses

Item #11 - Vance's son is 11 years old.

Motion made by Art to accept minutes. Seconded by Larry B. All in favor.

#1 Follow up on old business

Spencer reported that Mr Houston from Panquitch is still working on is his tour idea. Spencer thinks that we should charge \$20 - \$25 per trip. Possibly need them to post a bond to cover any damage done to the wet roads etc.

Art bought a recorder to record each meeting. But after using it for this meeting, decided he needs a different one with a microphone.

Vance ordered and received a new generator. It is at the ranch now.

Taylor suggested using the old barn as a possibility for the office/pavilion for members and meetings. The board will consider this idea.

Vance suggested putting the rate for personal use of the ranch tractor (with Vance as the driver) in the newsletter. Also include the bylaws about this in the newsletter.

#2 Financial Report

Taylor presented the financial report. *Motion made by Spencer to accept report. Seconded by Larry B. All in favor.*

#3 Replacing Board vacancy

Taylor read a note given to him by John Pardo. John officially resigns from the board. Taylor had previously called Ben Clarkson to see if he would accept a position on the board. Ben said no. After those elected, the next largest vote receiver at the annual meeting was Nyle Willis. Nyle told Taylor he would not accept a position on the board at this time. Second largest vote receiver was Larry Walters. Larry Walters told Taylor he would accept the position. Larry W was unable to make the meeting but had left a cell phone number to reach him at. Taylor called Larry W and Spencer spoke with him. After some discussion, Spencer motioned that Larry Walters be appointed to the board and fill the position as President of the Board with Larry Baer as Vice President/Treasurer. Art seconded. All in favor.

#4 Petition for Madsen to resign

Nyle Willis presented a petition representing 37 members and 52 lots calling for the resignation of Spencer Madsen for cause (failure to attend three out of five board meetings). Spencer explained why he could not attend the Oct., Dec., and Jan. meetings. He then denied the request to resign but asked for a vote of confidence from the Board. Taylor, Larry B., and Art each spoke openly about their feelings. A formal vote was not taken.

#5 Water Well

Larry B reported on water well permit. He has the papers in progress to apply for a new culinary well about 150 ft up the canyon from the current well. The old well will be used for irrigation use only. The new well will be certified and will be able to supply water for those who want to haul water. The advertising for the new well permit will start this week.

#6 Roads

The BLM sent a letter requesting that a single person be designated as the person for them to deal with on the road issue. The Board decided to make that decision at the next board meeting. Taylor motioned that Larry Baer set up a meeting with the BLM, a Monument representative, and a DSR Association member before the next board meeting to glean information only. Spencer seconded. All in favor.

#7 Beckstead Report

Cabin 8 has new paint, new vinyl flooring, a new toilet, carpet in bedrooms, and some new kitchen wall coverings. Cabin 7 has new vinyl flooring in the bathroom and some new paint. There was discussion about the upper deck on cabin 7. It is very shaky and a high risk. Taking it down would limit the fire escape route though. It would also limit the future ability to get furniture or carpet into the top floor. Final decision was for Beckstead's to take down the upper deck of Cabin 7 and bolt the sliding glass door shut. When finances allow, we might replace this deck.

Vance requested prioritizing cabin roads and parking spots for gravel. Spencer is concerned with the quality of the gravel and if it is the proper mix for long term use. He suggested Vance contact the County Extension Agent for a soil sample test.

Vance recommended that a committee be formed to review all ranch roads. This Road Committee would a) determine which roads are Association responsibility and which ones are private, b) where culverts etc need to be placed, c) prioritize gravel needs on roads, d) coordinate naming of roads, and e) have signs made with names of roads.

Beckstead's also recommended a Bylaws, Rules & Regulations, Protective Covenants and Restrictions Committee be formed to update all regulations. This committee would a) research out the last and thus "in-force" regulations, b) compile all regulations into a booklet, c) mail out a copy to every association member, and d) install a system for updating the regulations and informing new members.

Vance asked the board to come up with a current deer tag selling procedure. The Association has a deer tag for sure this year.

He discussed the freezing problems of the upper cabins and cabins 9 and 10. What can be done to extend the member useable weeks in these cabins? It is a complicated issue.

Diane and the kids are building another fence to try to keep the cows out of the meadows

this summer. The Robinson's have been informed that cows are not to be in the meadows this summer. This is to allow the grass to recover from several years of drought and grazing.

#8 Point System

Barbara explained some of the misunderstandings of the point system currently used. It was decided that a Point System Committee will be established to review the current system. This committee will a) review the current system, b) clarify some of the gray areas that now exist, and c) present a clear, precise plan to the board for review.

#9 Officer's Liability Insurance

Dale gave the board a letter which he had written to the insurance company and asked for their signatures on it. The Board took it under advisement.

#10 Future Meeting Schedule

The Board tentatively scheduled the first Saturday of each month at 9 am at the ranch as the monthly Board meeting date. The next meeting will be April 7.

#11 RV Spaces

Board asked Vance to locate possible areas for RV spots. This item will be on the next meeting's agenda.

#12 Kane County Planning & Zoning Committee

Taylor was assigned to contact the County Planning Commission regarding possible changes they have in mind for the ranch. He will attend their monthly meeting the first Wednesday of the month at 5:30 pm.

Meeting adjourned at 12:50 pm.

Proposed Committees

1. **Bylaws and Rules:** Revise all bylaws, restrictive covenants and ranch rules as needed
Dan Wirt
Larry Clarkson
Larry Walters (B)
2. **Reservation and Points:** DSROA website; reservation system and policies; points (number, value, policy)
Paul Ford
Barbara Button
Suzanne Tuckey
Diane Beckstead
Taylor Button (B)
3. **Roads:** Develop design standards, cost estimates, plan and time frame, road names
Spencer Madsen (B)
Vance Beckstead
Art Ortolani (B)
Warren and Nancy Stephens
- * 4. **Recreation:** Evaluate recreational opportunities (on and off ranch); calendar of events, plan for improvement
RV Area & Dump Area
Larry Baer (B)
Art Ortolani (B)
- * 5. **Water:** Identify all rights, requirements for perpetuating rights, need and plan for development, cost estimates and time frame
Larry Baer (B)
6. **Agriculture:** identify all grazing rights, assess potential and develop plan to include attracting more wildlife
Hunting
Taylor Button (B)
7. **Member Relations:** newsletter, membership database and directory, new member packets
Larry Walters (B)
8. **Cabins and Buildings:** Assess all DSROA buildings and improvements; plan for maintaining, improving and developing new (Barn)
Art Ortolani (B)
9. **Finance and budget:** Evaluate current financial practices; recommend audit procedures; look at and plan for long range financial needs
Larry Walters (B)

Deer Springs Ranch Owners Association
Board Meeting
April 7, 2001
Tentative Agenda

Place: Deer Springs Ranch
Time: 9:00 AM

1. Welcome Walters
2. Approval of minutes of previous meeting
3. Reports *2.5 - finished*
 - a. Kane County Planning Commission Button
 - b. Negotiations with BLM on road easements Baer
 - c. Status of engineering for new well Baer
 - d. Committee assignments Walters
 - e. Manager's report Beckstead
 - f. Status of newsletter Walters
 - g. Insurance policy and past claims Button/Walters
 - h. Cabin reservations and usage B. Button
 - i. DSROA website B. Button
4. Comments from any members present
5. Discussion items
 - a. Sale of deer tag
 - b. Road plowing and equipment policy
 - c. Road plan for spring/summer
 - d. RV spaces
 - e. Disposition of lots owned by DSROA
 - f. Status of lots owned by GSENM (Monument)
 - g. Maintenance of membership database and bookkeeping functions
 - h. Pay for DSROA officers
6. Action items
 - a. Delinquent accounts
 - b. Procedure for adopting Board policy changes
 - c. Charges to the various committees and timeline for reports
 - d. Schedule and location of future Board meetings
 - e. Tentative date for annual meeting
7. Other business
8. Adjourn

DSROA Board Meeting Minutes

April 7, 2001
Deer Springs Ranch

Called to order at 9:15 am by Larry Walters.

Board members present: Larry Walters, Taylor Button, Larry Baer, Art Ortalani

Others present: Vance and Diane Beckstead, Byron and Tricia Schimpp, Barbara Button, John Davis, and Diana Beckstead.

Taylor made a motion seconded by Art to approve March 10 minutes as written. All in favor.

Art made a motion seconded by Larry B. to accept the financial report as presented. All in favor.

Reports

A) Taylor reported that the engineer was not at the Kane County Planning Commission meeting. No decisions were made. The KCPC have been considering re-zoning DSR from Agricultural to Forest Recreational with 20 acre parcels.

B) Larry B. reported that he met with Frank Olsen and a representative from the Monument. The BLM is cooperating on the road issue. The Monument is not so pleased. He will continue to work on the road issue.

C) Larry B reported that there has been a notice in the newspaper for the past three weeks about the well DSR is planning to drill. Larry B will move ahead on a selection of an engineer. DSR has enough water from the old well to irrigate approx 18 acres.

D) Larry W submitted a plan for nine committees. There will be at least one Board member on each committee. The nine committees are as follows:

- 1) Bylaws and Rules
- 2) Reservations and Points
- 3) Roads
- 4) Recreation
- 5) Water
- 6) Agriculture
- 7) Member Relations
- 8) Cabins and Buildings
- 9) Finance and Budget

E) Beckstead's reported that all the lower cabins are open. They need an additional water storage tank for the upper cabins. Larry W will check on the two 10,000 gal tanks at Cothorn's Drilling.

Possibly be able to use them. Have a new pump for upper cabins. Fuel tank for the new generator is here. Amerigas is coming to move the propane tanks around soon. Hopefully this will allow for more equal use of each tank. Diane received permission from the Board to cut cedar posts on DSR land. The grass beetles are back in full swing. Vance took the soil samples to the engineer for evaluation. Brent Robinson will not start until first of May on the gravel for the roads. Vance was authorized to use \$3000 worth of gravel in Podunk Area.

F) Larry Walters reported the newsletter will be coming out week of April 16th. The Board decided the fee for internet usage on the Ranch computer will be a flat \$2.50 fee. No surfing or browsing will be allowed.

G) Larry W and Taylor reported that Dale used DSROA's officer's liability policy to pay for Dale's legal fees of \$20,000 and to pay \$2500 to BLM for the Road to No Where fine.

H) Barbara Button reported that several members have reserved cabins without full payment of assessments dues for 2001. The Board directed her to send a copy of the DSR Protective Covenants item #9 where it states "All rights and privileges of any member shall be suspended by the Assoc. upon nonpayment by the member of assessed Assoc. dues." The Board interprets that to mean usage of the cabins is a right and privilege. All reservations by members as of April 8th which have not paid dues for 2001 shall be cancelled.

I) DSROA website has been used extensively according to Barbara. She is currently paying the \$5.00 per month fee assessed by Xpressweb. Byron Schimpp will put a map of cabin locations on the site. Suggested we add a note after reservation form which states, "Barbara will get back to you with a confirmation of your request."

Discussion Items

Deer Tags - Suggested that we offer to members first at the current market value. Sealed bids should be submitted by members by June 1. DSR Board reserves the right to reject all bids. The Agriculture Committee will develop guidelines before next year.

Road plowing and equipment policy - This item was referred to the Road Committee to resolve by November 2001.

Road Plan for this summer - Robinson has been paid \$7,500. Approved \$3000 to be spent on Podunk Roads. Want Robinson to start at airport by June 1.

RV Spaces - Referred to the Recreation Committee to find dry camp sites and possibly a full hookup near headquarters.

Disposition of lots owned by DSROA - Art made a motion to sell lots 74, 75, 190, 259, and 260 if there are no incumbrance listed on deeds. All in favor.

GSENM Lots - Member Relations committee should send a new member packet to them.

Membership base maintenance - Art will talk to Randy about possibilities of maintaining a better member database record. Then all new members should receive a new member packet.

Pay for DSROA officers - Art made a motion, seconded by Taylor that Larry Walters, as President, should receive \$200 per month and Larry Baer, as Vice-Pres. Treasurer, should receive \$300 per month. All in favor. Out of town Board Officers may use a cabin the night before and the night after each monthly meeting without cost only if it is not booked by a member.

Delinquent accounts - Larry W. suggested the following be the official Board standing on past due assessments: Any account over two years past due will be sent a letter by the Attorney for DSROA stating the member has 30 days to pay or to make arrangements to pay. If not paid or no arrangements have been made after 30 days, the Attorney will lien the property and begin legal procedures. This notice will be posted in the newsletter.

Procedure for adopting Board policy changes - All significant policy changes will be put in the newsletter and allow the members 30 days to comment. Following the 30 days period, the Board will decide on the policy change and again post it in the newsletter. This is for policy changes only.

Timeline for each committee reports - The Board would like a timeline submitted by each committee by the May meeting.

Schedule and location for future Board Meetings - Board meetings will be held the first Saturday of each month at 9 AM at the ranch throughout the summer months.

Annual Meeting for 2001 - The Annual meeting will be held Saturday, September 8, 2001, at Kanab City Library at 10 am. There will be a barbeque dinner at the ranch sometime later that day.

Meeting was adjourned at 12:20 pm.



At the Ranch

APRIL, 2001

**ATTENTION
HUNTERS!
DSROA Deer Tag to be
sold to members.**

Send sealed bid to
Deer Tag
DSROA
PO Box 254
Kanab, UT 84741

Deadline for receipt of bid:
June 1, 2001

The Board reserves the right to
reject all bids.

PRESIDENT'S UPDATE

Larry Walters

You probably read the by-line above and said, "Huh? When did he get elected?" Well, you are not alone. I thought I was done after the last annual meeting. But between the February and March Board meetings, John Pardo felt he needed to resign from the Board. So the remaining Board members appointed me to the Board at the March meeting. And just because I wasn't there, they made me President to boot.

Actually, I am happy to serve. I love Deer Springs and the long term success of the Ranch means a great deal to me. I will do my utmost to serve the best interests of all members.

Now for those of you who thought you were rid of me, don't get too excited. The Board only appointed me until the next annual meeting.

Hey, I am excited about the progress we are making on a number of fronts. Here's where we stand on some important issues:

1. We are very near to finalizing negotiations with the BLM and the Monument on approval of our roads. The BLM appears to be ready to move ahead. The only sticking point is one remaining issue with the Monument people. Thanks to Larry B. for staying with this issue. We should be completely legal within a few weeks.

2. Larry B. has also done a great job of pursuing the development of a new well. We are planning to drill a new well in the existing well field. We have the water right, and the state engineer has signed off on the plan. Larry B. is now working with the Health Dept. to make sure the new well is state-approved. We need to do this for all those who haul water. State health approval is more complicated than just getting the water right and drilling the well, but it will be worth it.

We have purchased a new generator that is large enough to run both the current well and the new one. We will use the

new well for drinking water and the current well for agriculture. We have enough water to irrigate about 18 acres.

We are not sure about the timing of the whole activity. We are moving ahead with the engineering for the new well, but actual drilling will depend on finances. We will keep you posted.

3. We will continue with the graveling of roads this year, and will begin in the Podunk area later this spring. Our resources are limited, but we will keep doing what we can.

4. We are redesigning the road around the airstrip. When finished, we won't be driving on the airstrip any more. The new road cuts off from the county road a little further east and north of the current turnoff. Since the county road parallels the airstrip here, the drive really won't be any longer.

Why all the effort you ask? Because we are also improving the airstrip, and expect it will see increased use in the

CONTENTS

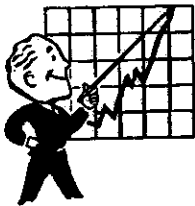
President's Update	1
Member Committees	2
Manager's Corner	3
Traveling Around	3
From the April Board meeting	3
Noteworthy	4

future. I had no idea there is a "rural pilots" association that just loves this kind of airstrip. It will be great fun. Thanks to Phil Hall for leadership on the airstrip improvements.

5. As part of the general redesign and improvement of the airstrip/road area, we are looking for 3 or 4 sites that we could improve for RV parking. We are also looking into a dump station. More on this item will be coming from the Recreation Committee soon.

The Becksteads have made a great effort to upgrade the cabins over the winter. With the good water year we have had, things should be looking a lot better all across the ranch. I am really optimistic about the efforts so many are making and the progress the ranch is experiencing.

There is still a lot to do, but we are moving ahead. Read the next item to see how you can help. We need you. And thanks for your support.



MEMBER COMMITTEES DSROA Board

In an effort to involve more members in ranch planning, the Board has decided to expand the use of member committees. We have identified nine different areas that need follow through, thought and planning. Each committee will be chaired by a member of the Board, but all members are encouraged to volunteer to serve on one or more committees. As you look at the list, you will note that some of the committees currently have only one member. *We need your help. This is your Ranch, and this is your opportunity to get involved in guiding the future of the Ranch.*

You don't have to live on the Ranch or even in the immediate area. If you have ideas, concerns, and especially if you have expertise, please sign up! You can indicate your willingness and availability by writing to DSROA, telling a Board

member or the Becksteads, or by sending an email to Larry Walters at larry-walters@earthlink.net.

The intent is that each committee will prepare a report on what needs to be done in the committee's area of responsibility. This report will go to the full Board for review and appropriate action. The committees, their charge and their current members are listed below. If you have suggestions for any of these committees, please send them to the DSROA box, to the Board member chairing the committee (the first name in the list) or to Larry Walters.

1. Bylaws and Rules: Revise all bylaws, restrictive covenants and ranch rules as needed. Prepare an updated publication for all current and new members.

Larry Walters, Dan Wirt and Larry Clarkson

2. Reservation and Points: DSROA website; reservation system and policies; the points system.

Taylor Button, Barbara Button, Paul Ford, Suzanne Tuckey, Diane Beckstead

3. Roads: Develop design standards, cost estimates, a plan and time frame for road improvements; road names.

Spencer Madsen, Art Ortolani, Vance Beckstead, Warren and Nancy Stephens.

4. Recreation: Evaluate recreational opportunities (on and off ranch); prepare a calendar of events; plan for improvements in recreation. (includes airport, horses, zoo, fishing, etc.)

Larry Baer, Art Ortolani

5. Water: Identify all water rights, and the requirements for perpetuating those rights. Prepare a water development plan, with cost estimates and a time frame.

Larry Baer

6. Agriculture: Identify all grazing rights; develop an agricultural manage-

ment plan that includes attracting more wildlife to the Ranch; make recommendations regarding deer tags and hunting on the ranch.

Taylor Button, Diane Schimpp

7. Member Relations: newsletter, membership database and directory, new member packets.

Larry Walters, Byron Schimpp

8. Cabins and Buildings: Assess all DSROA buildings and improvements; develop a plan for maintaining, improving and developing new improvements, starting with the barn.

Art Ortolani, Vance Beckstead, John Davis, Byron Schimpp

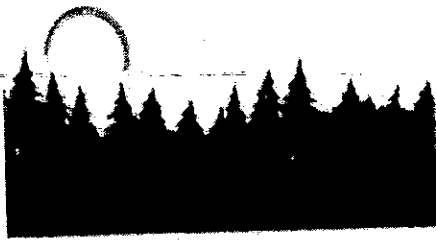
9. Finance and Budget: Evaluate current financial practices; recommend audit procedures; look at and plan for the long range financial needs of the Ranch.

Larry Walters

Important Annual Meeting Dates

- Jul. 1** Deadline for receipt of new Board Member nominations and proposed agenda items
- Jul. 7** Board sets agenda for annual meeting
- Aug. 1** Deadline for receipt of petitions to add items to annual meeting agenda
- Aug. 15** Official notice and ballots mailed to all owners
- Step 8** Annual Meeting, Kanab Library, 1-4 PM, followed by a cook out at the ranch.

Editor's Note: We need to get to know each other better. I would like to start a "member notes" column. Please send me any family news or notes you would like to share.



MANAGER'S CORNER

The Becksteads

Feb.--We have had a busy and wonderful time this winter making some major upgrades that we're very excited about. Cabin 8 has gotten a real face-lift; new wall treatments, woodwork, carpeting in the bedrooms and laminate wood flooring in the downstairs. It looks wonderful; we can't wait to share it with you! Cabin 7 got all of the above except we may run out of time before the floors get entirely replaced. Cabins 6, 9, and 10 have also gotten new wall treatments and flooring as needed. We've really focused on making them sanitary, easy to clean, and each with its own personality. We're also taking out some of those drafty extra doors on the little cabins.

In the survey last year, the store came out as an area you saw needing some improvement. We've redesigned the intent and content of the store, making it more of an information center where you can also pick up a few store items. We've had a good time brainstorming it; I hope it's more useful to you now.

March--Spring has arrived at the ranch and it is a green, beautiful spring this year. Winter was surely kind to us, bringing lots of water and consistently cold temperatures. The latter is important because it kills off the horrible grass beetles that suck the life out of the spring grass and have been a real problem the last several years.

In case you aren't aware, the ranch has a website for making reservations. It's a great site with lots of information. Bar-

bara Button put it together for us. We'll have a bulletin board there as well with such things as weather updates, board meeting minutes, etc.

A change this year that has been welcomed by many is there will be no cattle grazing Meadow Canyon, the airstrip, or the land around headquarters this year. We've watched the grass deteriorate steadily the past several years and it will be wonderful to just let it grow and rejuvenate. Grazing will be more limited and much more controlled as a policy in the future.

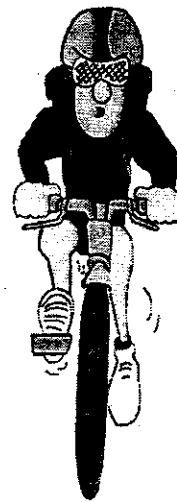
We have decided to rebuild the deck on cabin 7 rather than tear it down. Thank you for your input.

April--We are wondering if it's January or April, we've had at least a foot of snow this past week, although it has melted off (mostly) by today.

That's good news for the water situation, but it tends to make the natives restless. Those staying in the cabins these past two weeks have surely seen a variety of weather. All the lower cabins are open so there is plenty of cabin space for anyone who wants to experience beautiful springtime on the ranch.

We'll be opening the upper cabins in a couple of weeks. Vance needs to install a new pump for the water system (and, of course, the roads have to dry out again.) We have a brand new generator for the headquarters area that Vance and Joseph are getting installed as well. Things are great here, we hope all of you are well and coming to the ranch this year.

P.S. Deer Springs would like to extend our deepest sympathy to the Mickey and Moe Johansson family. Their delightful daughter Ashley lost her life in a tragic car accident recently. Our thoughts and prayers are with you.



TRAVELING AROUND

Jordan Beckstead

Winters can sometimes run a little longer than one might want them to, but at the ranch they are hardly ever boring. Winter is repair, rebuild or upgrade time for the cabins. A couple of years ago, my family rebuilt and re-shingled the roofs on cabins 9, 10 and 6. Just

this past winter we have been upgrading all the lower cabins. Cabin 8 got a complete makeover. A magnificent wood floor in the main area downstairs, carpet up the stairs, in the whole upstairs and the kitchen got new wallboard. A new wood table and bright paneling lighten the living and dining quarters immensely. One who stayed in the cabin before would not recognize it. The other cabins didn't change quite as much, but there are some significant new additions and differences. With the weather as wet and cold as it is, we don't get to ride the horses much, so when it warms up and dries out, they are ridden lots to get them ready for the season to come. Even if the weather is not always as desirable as people may want, many guests do visit during the winter holidays. This last Christmas, we were able to visit our extended family because some very willing members stepped in and took care of all the stock. Thanks to all who came and visit us.

ITEMS FROM THE APRIL BOARD MEETING

Larry Walters

There are several items from the most recent Board Meeting that all members should be aware of. If you have comments on any of these items, please send them to Larry Walters.

1. Regarding the question of using prior year points this year, the Board reviewed

Protective Covenant and Restriction #9, which reads in part: "All rights and privileges of any member shall be suspended by the Association upon nonpayment by that member of assessed Association dues. All such rights and privileges shall be suspended until said delinquent dues are paid in full."

Since using prior year points is a "right and privilege" of DSROA membership, it is the determination of the Board that prior year points cannot be used by members who have not paid their Association dues in full for the current year.

2. DSROA now owns 6 lots. Some of these were retained by the association in the original development of the ranch. Some have been acquired relatively recently. The Board is now considering selling five of these lots:

#74, #75, #190, #259 and #260

If you know of any reason why we should not proceed with the sale of these lots, please let us know soon.

3. DSROA will receive a trophy deer tag this year. This tag is being made available for purchase to DSROA members in good standing. Purchase will be by sealed bid. Bids should be mailed to Deer Tag, DSROA, PO Box 254, Kanab, UT 84741.

4. We decided that in the future, when there is a major policy change, the Board

will notify the membership and give an adequate amount of time for comment before making the change final.

5. Meeting times and places for future Board meetings were set. All Board meetings will take place at the Ranch, unless noted. Dates will be:

May 5, at 9:00 am

June 2, at 9:00 am

July 7, at 9:00 am

August 4, at 9:00 am

Sept. 8, at 9:00 am (in Kanab)

NOTEWORTHY

Get connected! Here are some websites of interest to DSROA members:

DSROA official web page:
www.kanab.net/dsroa

Beckstead's email:
vbeckstead@hotmail.com

Grand Staircase Nat. Mon. home page:
www.ut.blm.gov/monument

Paria Canyon contact station:
<http://paria.az.blm.gov>

Kane County Tourism:
www.kaneutah.com

Got Mail? --If you've tried, but just can't live without your email. Or maybe you just really need to get in touch with the kids. Whatever the reason, you can now access your email at the ranch headquarters. The newly installed system is available to members, though the power system won't yet support extensive web browsing. The charge for using the email system is \$2.50 per usage. Check with the Becksteads.

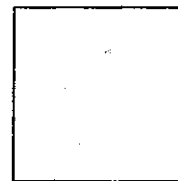
CRITTER CORRAL

Dianna Beckstead



[Editor's Note: Dianna assures me that this column will return. And who knows, we may yet hear from Joe!]

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



Deer Springs Ranch Owners Association
Board Meeting
May 5, 2001
Agenda

Place: Deer Springs Ranch
Time: 9:00 AM

- | | |
|--|-----------------|
| 1. Welcome | Walters |
| 2. Approval of minutes of previous meeting | |
| 3. Reports | |
| a. Bylaws and Rules | Walters |
| b. Reservation and points | Button |
| c. Roads | Madsen/Ortolani |
| d. Recreation | Baer/Ortolani |
| e. Water | Baer |
| f. Agriculture | Button |
| g. Member relations | Walters |
| h. Cabins and buildings | Ortolani |
| i. Finance and budget | Walters |
| g. Manager's report | Beckstead |
| 4. Comments from any members present | |
| 5. Discussion items | |
| a. Letter from Dale Clarkson regarding: | |
| ▪ Opposition to sale of lots 74, 75 and 190 for unspecified "very special reasons" | |
| ▪ Ownership of John Deere tractor and brush mower | |
| ▪ Ownership of the 10,000 gallon water tanks | |
| ▪ Request to place 1 of the 10,000 gallon water tanks in Slide Canyon for private use | |
| ▪ Claim against DSROA for payment on lot given to Vance & Diane Beckstead | |
| ▪ Request to build two new roads | |
| ▪ Road from lot 112 to lot 200 | |
| 6. Action items | |
| a. Resolution proposed by Dan Wirt regarding the insurance claims filed by Dale Clarkson | |
| b. Petition received from members to place action item on agenda for annual meeting | |
| 7. Other business | |
| 8. Adjourn | |

Resolution 2001-1 (5 May 2001)

A Resolution Regarding Dale Clarkson's Filing of Claims on the Deer Springs Ranch Owner's Association Insurance Policy to Cover Legal Expenses Incurred in His Private Business Practice

-Whereas,

- a) The Deer Springs Ranch Owners Association (DSROA) has purchased and holds for its benefit a "Habitational Association Directors and Officers" insurance policy (Owners Insurance Company, 6101 Anacapi Blvd., Lansing, Michigan 48917-3999; policy numbers 41-083-676-00 and 974643-45083676-00); and
- b) It has come to the attention of this Board of Directors of the DSROA that Dale Clarkson (Clarkson) has submitted claims against this policy to support his defense against two lawsuits, DSROA vs. Clarkson (Civil No. 0006000034) and Wirt vs. Clarkson (Civil No. 010600001); and
- c) The actions of Clarkson complained of in Wirt vs. Clarkson (Civil No. 010600001) were taken by Clarkson in his capacity as the developer of Deer Springs Ranch, were in violation of the recorded Bylaws and Protective Covenants and Restrictions of the DSROA, and/or were unauthorized by the Board and were outside the scope of Clarkson's authority as a member of the Board of the DSROA; and
- d) Wirt vs. Clarkson is a private contract dispute which does not involve the DSROA; and
- e) In its special meeting of 11 December 2000, the DSROA Board considered the five lots from which Dale Clarkson had improperly severed memberships and the Board determined to reunite the memberships with these lots: "Therefore, to bring these back in compliance with the bylaws 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."

-Now Therefore Be it Resolved by the Board of Directors of Deer Springs Ranch Owners Association that:

- a) The above referenced insurance policy is for the benefit of the DSROA, and as such it is the fiduciary duty of the Board of Directors to prevent its improper use, since such improper use could result in increased policy cost, policy termination or other adverse events, to the detriment of the members of the DSROA; and
- b) The Board of the DSROA will provide a copy of this Resolution and supporting documentation to the insurance agent (Matt Hunter, Cottonwood Insurance, Sandy, Utah), the insurance company (Owners Insurance Company; address as above) and the independent insurance adjuster (George Sergakis; telephone 801-572-9977; fax 801-572-9988); and
- c) The Board will write a letter to Owners Insurance Company asking it to provide documentation regarding the representations that Clarkson has made or is making with regard to claims against the DSROA's policy in the two lawsuits referenced above; and
- d) Upon receipt of said representations, the Board will review all assertions made by Clarkson for factual accuracy, and then determine an appropriate course of action; and
- e) The Board will further ask Owners Insurance Company to keep the Board informed with regard to its decision-making in Clarkson's request for coverage for his defense in Wirt vs. Clarkson (Civil No. 010600001);
- f) The Board will ask Owners Insurance Company to inform the DSROA Board in writing anytime a claim is made by any person against the DSROA's policy and of its decision to pay or not pay on any claim; and
- g) The Board will write a letter to Clarkson informing him of this Resolution and the review the Board is undertaking with regard to claims filed by Clarkson; and
- h) The Board will hold Clarkson personally liable and responsible for any adverse consequences to the DSROA arising from improper and inappropriate use of the DSROA's insurance policy he may have made.

Larry Walters, President

Larry Baer

Taylor Button

Art Ortolani

Spencer Madsen

DSROA Board Meeting Minutes

May 5, 2001
Deer Springs Ranch

Called to order at 9:10 am by Larry Walters.

Board Members present: Larry Baer, Larry Walters, Taylor Button, Art Ortolani

Others present: Vance and Diane Beckstead, Nyle Willis, Ken Lent, and Barbara Button.

Taylor made a motion, seconded by Art, to approve April 6 minutes as written. All in favor.

Reports

- A) ROADS - Taylor reported that the soil test on the road gravel revealed that more "binder" is needed. We should be crushing some of the larger gravel and adding it to the road base. Board decided to proceed as planned with the Podunk area road. Art and Vance will check on possible crushing alternatives.

The board considered Spencer's proposal that Vance be required to work on the roads for three days per week. *Art made a motion to let Vance use his best judgment due to weather conditions, soil conditions, and time schedules. Larry B seconded. All in favor.* They encouraged Vance to spend as much time as possible on the roads.

- B) RV/CAMPING AREA - Larry B presented several pictures of pavilions, amphitheatres, picnic areas, etc. Larry B. suggests putting tables at the Oak Grove near the Upper Cabins and using work days for labor.

Larry B made a motion to pour a cement slab, build in a briquette barbeque, and install metal picnic tables in the Oak Grove near the fish ponds. Taylor seconded. All in favor.

Larry B will get a mailing list of all DSR out of area members and have the Kane County Travel Council mail the latest Kanab Area Vacation Guide to them.

The fish were delivered to the ponds. They cost \$2.15 per lb. and are certified disease free.

- C) WATER - The tests on water samples from the old well passed the State Health Dept test. Larry B said the engineering for the new well will not be over \$2500 as quoted to him by Sue Thinstick of Bulluch Bros. of Cedar City. The Board requested Larry B get clarification on what the \$2500 covers.

Dale White and Dale Clarkson requested DSROA turnover a portion of the water rights to five lots. Art O refrained from discussion and voting as a lot owner involved.

Taylor made a motion to convey the water rights to the lot members with the understanding that the Association will not pay for or maintain any of this water system or be responsible in anyway for the water system. Larry B seconded. All in favor.

There are 64 water rights listed on the State Water Board site. Larry B will search through them.

- D) AGRICULTURE - A spray rig from Orderville sprayed Malathion in the Well Field area for the grass beetles. Vance reported it cost \$350 and was a great success. The cost of a spray rig with a 300 gallon tank at Overson's is \$2000.

The permit for the horse rides on the Monument was approved. It is renewable next year.

There are no bids so far on the deer tags.

- E) NEWSLETTER - Most newsletters cost about \$150 for postage and paper. Larry W will send out another newsletter the end of May. The next newsletter will be the first of August.
- F) CABINS/BUILDING - Cabin #7 deck is safe now. *Motion made by Art to sell the three cabins not in use for a starting bid of \$2000 each. The closing date for the bids will be July 1, 2001. Notice will be given in the newsletter. Seconded by Taylor. All in favor.*
- G) MANAGER'S REPORT - The new generator is running well. The diesel tanks are filled and should last most of the season. Paid \$1.16 per gallon for red diesel.. Amerigas serviced the propane tanks, checked the appliances, and moved the larger tanks to larger cabins. Vance is pleased with service received from Amerigas. We have a new pump at the upper cabins. Vance will open the upper cabins soon.

Diane requested the Board consider an addition to her house for the computer, a check in area, and office area. She also wants a small tack shed at the upper meadows to be used during summer months when horses are there.

Discussion Items

- 1) Nyle Willis and Dale Clarkson both are opposed to selling lots 74, 75, and 190.
- 2) Larry W will write a letter to Dale regarding ownership/possession of the John Deere brush mower. Dale is to come and pick it up within 60 days.
- 3) Dale is questioning who owns the 10,000 gal tanks at Waterman Welding. The 10,000 gal tanks were to cost \$5000 each plus refurbishing work. DSR paid \$2000 in 1996. Nyle will research the issue. Larry W will ask Dale for documentation that he paid for the tanks.
- 4) Dale claims he paid for Vance's lot and DSROA owes him for it. Vance was taxed on the lot. Dale signed the deed. Dale was President at the time. Larry W will write to Dale.
- 5) Reviewed request to build two new roads. Board decided that the property owners involved should be contacted. If their permission is received and the permission of the GESNM is received, then a 15 ft wide road may be constructed but must be considered private. The ranch will not be responsible for any maintenance.
- 6) Board discussed a resolution submitted by Dan Wirt regarding the insurance claims filed by Dale Clarkson.
Taylor made a motion, seconded by Larry B to accept the resolution. All in favor.
- 7) *Art made a motion, seconded by Taylor, to list the ranch address and the Becksteads as the registered agents for DRSOA.*

Next meeting to be held June 2, 2001 at 9 am at the Ranch.



At the Ranch

MAY, 2001

ATTENTION HUNTERS! DSROA Deer Tag to be sold to members.

Send sealed bid to
Deer Tag
DSROA
PO Box 254
Kanab, UT 84741

Deadline for receipt of bid:
June 1, 2001

The Board reserves the right to
reject all bids.

PRESIDENT'S UPDATE

Larry Walters

This issue is short, but offers several important announcements and even a couple of new features. Some of our regular columns will return in the next issue. First a few quick updates.

- We had our well water tested for quality, and it passed all safety tests with flying colors.

- DSROA is now officially licensed to take mounted groups into the Monument.
- Apparently I created some confusion in the last newsletter about the airstrip. We are not spending association funds on the airstrip at this time, with the exception of some gravel on the new piece of road. The improvements referred to in the earlier note are being donated.
- For those interested and in the area, the Kane County Planning Commission is meeting on June 6, 5:30 PM, to discuss rezoning the Ranch from Agricultural to Forest Recreational, and potentially changing the minimum lot size to 20 acres.

Important Annual Meeting Dates

- Jul. 1** Deadline for receipt of new Board Member nominations and proposed agenda items
- Jul. 7** Board sets agenda for annual meeting
- Aug. 1** Deadline for receipt of petitions to add items to annual meeting agenda
- Aug. 15** Official notice and ballots mailed to all owners
- Step 8** Annual Meeting, Kanab Library, 1-4 PM, followed by a cook out at the ranch.

ITEMS FROM THE MAY BOARD MEETING

Larry Walters

As many of you know, the Association has four cabins acquired from Zions National Park some years ago which have never been completely installed. Rather than risking continued deterioration of these units, the Board has decided to sell three of the cabins. Vance has provided the following description of the cabins:

"The little cabins are 26.5 ft. long by 12 ft. wide, not including where the bathrooms stick out, another 4.5 or 5.5 ft. depending on the cabin.

"Each cabin has two rooms and two bathrooms, some have adjoining doors already between the rooms, some don't. A door at each end, windows on both sides. All have carpeting in the two main rooms. They have upright gas heaters. The bathrooms have tile showers, toilet and wall-hung sink. They come with electric lights. And we will even throw in some double beds with each cabin (what a deal)

CONTENTS

President's Update	1
From the May Board Meeting	1
The Tractor Man	2
Traveling Around	2
Member Committees.	2

"They are old, probably built in the CCC days back in the 30s. I know the man who installed the gas heaters and it was in about 1938."

The Board is now accepting bids for these cabins. Yes, you will have to move them at your own expense. The Board has placed the minimum bid at \$2,000 each. Please mail your bid to DSROA, PO Box 254, Kanab, UT 84741.

THE TRACTOR MAN

Joseph Beckstead

The ranch got a tractor this year, it is a model 9580 Kubota, nearly 100 hp.

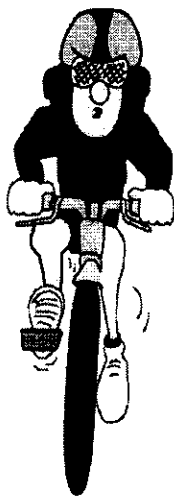
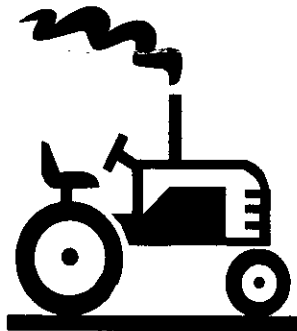
It is orange with a cab and a bucket. The bucket is the big scoop on the front.

This winter I used the tractor to plow snow and mow brush. To mow brush I pull a rotating mower called a "Brush Hog." I mowed all the home pastures; they look really good. I have been mowing the fields south of headquarters, but the grass is getting too tall now, and the Brush Hog broke a part.

I also got to use the tractor to haul topsoil for my mom and sisters, and haul rocks and gravel for landscaping.

I operated it when we were installing the new generator, moving cattle guards and fixing a washed out part of road in Crawford canyon.

Now my dad and I are taking the road grader and the tractor together to work on the roads. Dad straightens and flattens the roads and I put in the drainage ditches and smooth roads that are too narrow and twisty for the grader.



TRAVELING AROUND

George A. Thompson

In 1920 a strange treasure hunter named Freddie Crystal began poking around the rugged slopes of White Mountain in Johnson Canyon. He had an old map from Mexico which showed the hiding-place of an Aztec treasure, which he said was Montezuma's

Treasure. The map described a place where ancient petroglyphs would point the way to a canyon with four branches surrounded by four mountains, one each on the east, west, north and south. In the center there was another mountain where the treasure was hidden. Everything on the map was found in Johnson Canyon, and White Mountain fit the description of the treasure mountain perfectly!

With the help of almost every man from the surrounding towns, Freddie Crystal started his search. A regular tent town of treasure hunters was established, and even Kanab was nearly deserted as everyone hurried to Johnson Canyon. Just as the map revealed, ancient hand-cut steps were found leading up the mountain face. A man made shaft was found, its opening cleverly concealed with closely fit granite blocks cemented into place. To add to the mystery, the perfectly cut blocks were of a stone unknown in that red sandstone country, while close examination revealed the cement was made of a fine sand found only many miles away in New Mexico!

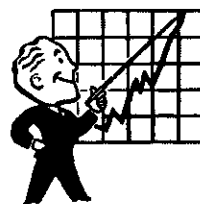
When the granite wall was dug away, a tunnel 14' square was discovered, but 60' from the surface another granite wall was found. It was removed and a maze of tunnels and shafts were found, completely honey-combing the mountain. 160' into the mountain several large rooms were found, and in them deadly concealed booby traps. Huge, delicately balanced boulders would fall without warning. Man-made cement floors and

side tunnels blocked by hard granite walls slowed the search to a snail's pace.

Then, hard as it may be to believe, the search was abandoned. It had taken two years, and when no treasure vault was discovered, disappointment set in. With their funds gone, ranchers were forced to return to their farms, women to their homes and children to school. ... Freddie Crystal disappeared and Johnson Canyon lapsed back into a ghostly silence. No one has probed its ancient Aztec Treasure chamber since.

(George A. Thompson, *Some Dreams Die: Utah's Ghost Towns and Lost Treasures*. Salt Lake City, UT: Dream Garden Press. 1999, pp 75-76.)

Editor's Note: Thompson thinks people have stopped looking. Ha! Have you ever been there? Jordan Beckstead (alias "Skutumpah Jones") once guided my family to the site. Great fun!



MEMBER COMMITTEES DSROA Board

As noted in the last newsletter, we have instituted a number of committees to broaden participation in Ranch planning. *We invite you to participate. This is your Ranch, and this is your opportunity to get involved in guiding the future of the Ranch.*

You don't have to live on the Ranch or even in the immediate area. If you have ideas, concerns, and especially if you have expertise, please sign up! You can indicate your willingness and availability by writing to DSROA, telling a Board member or the Becksteads, or by sending an email to Larry Walters at larrywalters@earthlink.net. Our thanks to those who have volunteered.

Deer Springs Ranch Owners Association
Board Meeting
June 2, 2001
Agenda

Place: Deer Springs Ranch
Time: 9:00 AM

1. Welcome
2. Approval of minutes of previous meeting
3. Discussion items
 - a. Sale of deer tag – opening bids
 - b. Grazing issues — *hall water*
 - c. Upcoming annual meeting
 - d. Water tanks
 - e. Beckstead lot
 - f. Request for jeep safari's down Meadow Canyon Road
4. Comments from any members present
5. Reports
 - a. Bylaws and Rules
 - b. Reservation and points
 - c. Roads
 1. status of BLM/Monument application
 - d. Recreation
 - a. RV spaces
 - e. Water
 - f. Agriculture
 - g. Member relations
 - h. Cabins and buildings
 - i. Finance and budget
 - g. Manager's report
6. Action items
7. Other business
8. Adjourn

Walters

\$5.00 + Stop at Ranch ^{hall} job

Walters

Button

Madsen/Ortolani

Baer/Ortolani

Baer

Button

Walters

Ortolani

Walters

Beckstead

**DEER SPRINGS RANCH OWNERS ASSOCIATION
MINUTES BOARD MEETING JUNE 1, 2001**

The meeting was held at the Ranch beginning at 9:10 A.M.

Board Members attending were: Larry Walters, President.
Larry Baer, Vice-President
Art Ortolani, Member

Ranch Manager: Vance Beckstead
Diana Beckstead (daughter)

Members attending were: John Davis
George and Anita Moorehead
Iva Baer

Larry Walters called the meeting to order and welcomed everyone there.

The minutes of the May meeting were read. Larry Baer made a motion for their approval and Art Ortolani seconded it. All Approved

The sale of the deer tag was the first item up for discussion. There were two bids received:

Sunset Land and Cattle - Lot 226 bid \$4,650.00
Zurer Bid \$4,050.00

Bidding was closed and the tag awarded to Sunset Land and Cattle. Larry Baer to check on getting the tag to Sunset Land and Cattle with the monies to be put in our account.

Mr. Robinson called Vance during the second week of May. He was out of hay and could not reach his contact with BLM. (His contact was out of town). An agreement was made for the cattle to graze on the airstrip for 2 weeks. They have since been moved to Deer Springs Point.

Mr. Robinson wanted to know if he had to haul water for the cattle and was told that he did.

At present there is no contract between Mr. Robinson and DSROA on Cattle grazing. Taylor Button is to handle getting a written agreement for next year. An in-depth discussion will be held during the August meeting on grazing and necessary decisions to be made at that time. This discussion is to include plans for raising our own hay and going to our own herd in a few years.

In regard to our general member meeting in September:

Nominations for people to serve on the Board of Directors for the next two years must be submitted by July 1, 2001.

Any items to be voted on by members must be submitted by August 15, 2001.

Dale Clarkson claims to have paid \$4,000.00 on tanks from Deer Springs Account. It wasn't clear whether it was a DSROA account or a Clarkson account. Mr. Cothorn said that he has received \$5,000.00 (paid in full) on tank #1 and \$2,600.00 for sand blasting and painting tank #1 (paid in full). Mr. Cothorn said that he has received \$5,000.00 (paid in full) on tank #2 (paid in full), there is still \$1,600.00 due for sand blasting and painting on tank #2. He also stated that he did not know which account the monies came from, only that the above amounts had been paid. Larry Walters stated that upon proof of payment in full for one of the tanks, one would be his.

It seems that Dale Clarkson is still disputing the ownership of Vance Beckstead's lot. Vance has in his possession a Deed for the lot signed by Dale Clarkson. It was decided that Dale will have to show documentation to the contrary to reclaim the lot.

A request for a jeep safari down Meadow Canyon Road has been received. The Board agreed to approve the venture based on the following: 1) signing of a one year agreement 2) Bond for \$1,000.00 to be posted 3) Fee of Five dollars per trip to be paid 4) they must stop at Ranch Headquarters and 5) horse rides are to be offered.

MEMBER COMMENTS

John Davis wanted to know the status on water. Larry Baer said it has been approved by Cedar City Office and forwarded to Salt Lake City for final approval. He feels certain that we will receive the approval. Estimated cost for the Well (including engineering, etc is in excess of \$20,000.00)

Moorheads questioned the status of lot splitting. They and many others oppose splitting the 20 acre los into 2 10 acre lots.

COMMITTEE REPORTS

BY LAWS & RULES - WALTERS

Since so few of the Board of Directors in attendance, a discussion will be held next month on this.

Submissions must be made by August 15 for items to be voted on by members.
ATV's to be discussed July meeting.

Larry Baer suggested:

In order to run for Board of Directors a person must be a member of the association for one full year.

In order to serve a person must be in good standing (dues current).

ROADS

There are problems with getting approval on all of the roads desired, we will accept what they (BLM) will give us for the present.

FINANCE AND BUDGET

There is presently \$18,000.00 in the account. It appears that we are in the best financial shape that we have ever been at this time of year.

There is a tractor payment due shortly (\$4,000.00)

There is an insurance payment due shortly (\$4,000.00)

DSROA will be getting approximately \$1,000.00 per month for cattle (3 months)

DSROA will be getting \$4,650 for deer tag sale

Lots in arrears with dues - Larry Walters has spoken to an attorney about this. He (attorney) will write those in arrears. There is an 18% interest charge on late dues. There is one property owner paying \$50.00 per month on his dues, but this is too little, his payments will have to be raised to \$75.00 per month in order to keep current and pay his interest charges.

Motion was made and passed that the President will work this out with the attorney and Property Owner.

MANAGER'S REPORT

Nyle Willis is to check with Eric Lind, County Attorney, about getting the old county road deeded back to us.

Suggestion has been made that we name the roads on the ranch. Request for names to be included in the newsletter. Names are to be posted on the roads.

Someone needed to help choose which are official roads and which are private. DSROA has to maintain official roads, but owners are responsible for private ones.

DSROA will work on roads in the Podunk area.

Dan Wirt needs to make an enlarged turn around. The present one is not large enough for vehicles with trailers to turn around. Proposal is to be submitted to the Board by the Roads Committee.

Dale White's water was approved. Paperwork was sent to Taylor Button by Larry Walters.

Ranch needs a new lawnmower. The present one died. Cost about \$400.00.
APPROVED

Oven in stove in Cabin 9 is not working. Repair parts cost \$200.00 new stove cost \$400.00. NEW STOVE APPROVED.

The new generator will not allow "blinking" to notify people of impending power cutoff. People will have to be notified that power will shut down between 10 and 10:30 P.M.

Having problems with the old generator.

Joe and Arlene McElroy of Tooele - Lot 122 want to be on one of the committees - they gave no preference.

John Davis has taken Real Estate Course. He is almost qualified for his license. We will have a resident Real Estate Agent in our midst.

Maps of the project to be available soon. Basic maps will sell for around \$4.00. There will also be laminated maps which will sell for around \$20.00.

DSROA needs our own brochures to publicize the project - horse rides, cabins, etc. Managers to set up suggestions and submit to Larry Walters.

MEETING WAS ADJOURNED @ 10:30 A.M.

DSROA Board Meeting Minutes

July 7, 2001 @ Ranch Headquarters

Called to order at 9:06 am by President Larry Walters.

Board Members present: Larry Walters, Taylor Button, Larry Baer, Art Ortolani

Others present: Nick and Greg Mauer, Vance Beckstead, Barbara Button, John Davis

Taylor made a motion, seconded by Art, to accept the minutes as amended. Second paragraph on second page should be clarified to mean that upon proof of payment in full for one of the tanks, it would be Dale Clarkson's. Also in the last paragraph of page three, should add that water deal involves lots 214, 215, 216, 236, and 237. See May minutes. Cost of a new lawnmower on top of page four should be \$200 instead of \$400. Board thanked Iva Baer for taking minutes last meeting.

Mauer's Lot 7

Greg and Nick presented their case of past due assessments on a lot they purchased last year. As there was not a lien on the property, it was not cleared up at time of purchase. They do not feel they should have to pay for all the back due assessments. They purchased the lot in Sept. 2000. *Art made a motion, seconded by Larry B, that Mauers pay one-half assessments for 2000 and full assessments for 2001 for a total of \$567 by Aug 7, 2001. No interest will be charged if paid as agreed. If not paid as agreed, interest and back assessments will be added back on. All in favor.*

Elliot Anderson Lot #8

Anderson is past due on assessments. An agreement was made between Anderson and Attorney Robbins. Anderson then called Larry Walters to see if he could change the agreement. After discussion, *Art made a motion and Larry B seconded it that Anderson be held to the agreement first made between him and the Attorney. Also Board directs Attorney to file a lien on the property immediately. All in favor.*

Assessments Past Due more than one year

After much discussion, Taylor made a motion seconded by Larry B to adopt the following policy. Immediately file liens on lots over 12 months past due according to the bylaws. At the end of Dec each year, file a lien on every lot past due for that year and assess interest and costs. All in favor.

Ben Clarkson Letter

Larry W. read a letter he received from Ben Clarkson acting as the liaison between DSROA and Dale Clarkson.

Issue #1 Insurance claims

Closed issue. Board received a letter from insurance company stating it has not paid anything out on the DSROA policy at present and that they (the Insurance Co.) cannot divulge any

information about other's policies.

Issue #2 Beckstead's Lot and Water Tanks

After discussion, *Larry B made a motion, seconded by Taylor, DSR will take the finished 10,000 gallon tank. Dale has six months to pay Cothorn's \$1600 and then he can take the second tank. If not paid in six months, DSR will pay for it and take second tank. All issues of past donations being paid for must come to an end. The Beckstead's lot is a done deal. No more discussion. All in favor.* Larry W. will write a letter to Ben and Dale.

Issue #3 New road to Lot 34

After discussion of the fact that each lot has a 30 ft road easement, *Taylor made a motion, seconded by Art, Dale has Board approval to build the road as long as he gets property lines surveyed, puts in culverts where needed, and crowns the road for proper drainage. There must be NO disturbance at all on the Government land and no piles of trees or rubble left on road sides. All in favor.*

Nominees for open Board Positions

Spencer Madsen, in conversation with Larry W, said he was going to resign. At the present time, nothing has been received in writing. There will be four vacancies up for election in September. The following have been nominated:

Joe Bosze

Milo Medley

Nyle Willis

Bill Brockbank

Larry Clarkson

Tom Massengale

Davie Turley Jr.

Vance Beckstead

Taylor Button

Larry Baer

Larry W. will send a letter or call each one to get their acceptance or decline.

Rules and Regulation word changes

Larry W, Vance, and others have been working on some word changes in the Rules and Regulations. The Board reviewed each change. The final draft will be put before the general membership at the annual meeting for comment. If accepted at the annual meeting, each member will be mailed a new copy.

Some changes of significance are:

Reservations can still be made 10 months in advance but full assessments must be paid by Jan 15 to insure confirmation. After Jan 15, assessments must be paid before reserving a cabin. Also a third week at the lower rate will be allowed to members in good standing to be used between Sept 15 and May 15.

Cabin cleaning can be provided for \$50 per cabin.

Members or guests must notify the ranch manager of intent to fish or a 25 point penalty will be assessed.

Hunting will only be allowed in areas approved by the ranch manager.

ATVs can only be used for recreational use between the hours of 8 am and 10 pm.

The Ranch Tractor, including a ranch operator, are available on a rental basis at \$50 per hour. Tractor may only be operated by ranch personnel.

Annual Meeting Plans

Vance will get the map of ranch roads finished so members can name the roads. It will be

posted at the annual meeting.

Larry B will provide some door prizes.

Barbara will contact some locals for entertainment at meeting.

Vance will plan a menu and estimate cost for the Barbeque at the ranch following the Annual Meeting.

Financial Report

Approx \$18,000 in bank currently. The old truck was sold. Don Cox has the money. Vance will follow up on getting the money.

Discussion items only

Vance will follow up on selling the old cabins

A survey was done and the gate for Lot #1 is actually on Lot #2. It needs to be changed.

Vance presented a map of proposed ranch roads and private roads to clarify who is responsible for upkeep.

Vance was given permission to spend up to \$1500 to purchase used culverts.

Vance graded the Crawford area roads.

680 bales of grass hay were baled using Brent Robinson's baler and a swather. The cost to the ranch was approximately 75 cents per bale. This year the grass has been good.

Kane County Assessors have been on every lot at DSR this year. Taxes will probably be adjusted accordingly.

Larry B will talk to Eric Lind (Kane County Attorney) about getting the old County Road deeded back to us.

Larry W is putting together a GIS for the ranch. The BLM is giving him some of their information.

The next Board meeting will be on Saturday, Aug 4, at the Ranch Headquarters.

Meeting adjourned at 1:40 pm.

DSROA Board Meeting Agenda
Aug 4, 2001 9 am Ranch headquarters

- 1) Welcome - Walters
- 2) Approval of previous meeting minutes
- 3) Financial Report - Baer
- 4) Reports
 - a. Past Docs Assessments and liens on lots
 - b. Letter to Clarkson - Walters
 - c. Nominee acceptance/decline for Board - Walters
 - d. Annual meeting plans
 - 1- Menu for Barbaque
 - 2- Refreshments
 - 3- Entertainment
 - 4- Sound system
 - 5- Ballot items
 - 6- Voting procedures
 - e. Deal to old County road - Baer
 - f. GIS for Ranch - Walters
 - g. Ridding on Old cabins - Vance
 - h. Deer Tag - Baer
 - i. Sale of Lot 200
 - j. Airport - Dr. Hall

5) Comments from members present

6) Action Items

- a. Roads - Ortoloni
- b. Well - Baer
- c. Year end tax situation - Baer or Button
- d. Grazing - Button
- e. Water Tank - Button

7) Other business

8) Adjourn

DSROA Board Meeting Minutes

Aug 4, 2001 9 am Ranch Headquarters

Meeting called to order by President Larry Walters at 9:00 am.

Board members present: Taylor Button, Larry Baer, Art Ortolani, and Larry Walters
Others present: Barbara Button, Dr Phill Hall, Tom Massengale, Diane, Vance, and Diana

Beckstead, and Dale Clarkson (arrived about 11:30 am).

Art motioned with a second from Taylor to accept the minutes of July 7 meeting as written. All in favor.

Financial Report

Larry B reported approx. \$13,800 in account at the end of July. Board reviewed the expenditures and voted to approve them.

Grazing

Taylor and Diane made suggestions regarding acquiring the ranch's own herd of cows and management ideas. After some discussion, the board decided to change the wording in the Rules and Regulations to allow grazing of personal member cattle by permit only. Member must be in good standing and apply to the board for the permit before January 15th. The goal is to establish an Association herd of about 30 head. Because of the success of baling the grass hay this season, the board would like to check into getting a pull behind baler and swather and put up more hay next season. This valley used to produce many bales of hay without undue irrigation.

Taylor made a motion, seconded by Larry B, to send a proposal to Brent Robinson stating the DSR will allow 120 head of cattle if Robinson hauls water out on Deer Springs Point and 80 head of cattle if no water is hauled for the 2002 season. The turnout date will be June 10th or the BLM early turnout date. If any conditions are broken by either party, the contract will be voided within thirty days. DSR will maintain all fences. Removal date will be October 15th. All in favor. Taylor to write up the draft agreement.

Airport

Dr Hall has received from the St George airport a wind sock, sock pole, tie downs, and more. His objective is to make the airport a ranch asset and very safe. It will be able to handle a life threatening situation by accepting life flights. He suggested several possible future improvements - gravel the plane parking lot, another shorter cross strip to allow adapting to wind direction, and a fence to keep cattle off the strip.

Board Nominees

Discussion regarding allowing names on the ballot which had missed the nomination deadline. Vote taken. Taylor, Larry Walter, and Larry Baer voted no. Art Ortolani voted yes. The three against adding names to the ballot after the deadline felt that, to keep it

fair, they would need to notify the whole membership that they could still nominate other names and there is not enough time. Write-ins will be allowed.

Annual Meeting and Barbeque

Vance has a menu planned for the barbeque with a budget of \$200. Barbara is arranging the entertainment for the meeting. Barbara will arrange for the sound system. Larry B and Larry W will be in charge of the voting procedure.

Old County Road Deed

Larry Baer will get a general description to record at the County Courthouse.

Sale of Lot 260

The down payment has been made. The closing costs are being split. Remainder of money coming soon.

Audit of Cabin Usage

Dale Clarkson requested an audit of the cabin usage. He wants exact number of days cabins were used this year.

Ranch Manager's Report

Vance suggests the roads be named geographical, historical, or natural names rather than proper names. No "Smith Road". Names will be collected at the annual meeting.

The culverts are here. Vance will ask Brent if he can put them in starting August 10th. Need new tires for the ranch truck. Cost about \$450. Checking into putting small mouthed bass in lowest pond.

Vance asked permission to purchase some redwood to make new lot signs similar to existing ones. He will route them out this winter and allow each member to put up their own lot signs. At the end of summer, he will arrange for the rest of the signs not already out to be installed.

Massengale Road

Tom Massengale asked to move the existing road to his lot 30 feet to the west. As the road is now, it is very soft and ruts easily. Taylor motioned, Art seconded, to move Tom's Road 30 ft to west and to reclaim the old road. Tom is to stay on this road and not make any more roads. All in favor. Taylor to supply some seed to reclaim the old road.

Roads

Taylor informed board of research he had done about road base. Robinson is currently charging \$3.19 per cubic yard to screen with Robinson taking the larger rocks. 3-H Landscaping and Rock gave him a bid for crushed at \$4.29 per cubic yard. They can crush up to 18 inch rocks. The testing that was done by Rosenberg & Associates told us that we need more sharp edged rocks to bind the base together. They highly recommended crushing. 3-H would need 7000 yards to bring their equipment to the ranch. They have a reputation of getting in and out in a timely manner and for doing a

very clean job. They can also haul and spread the crushed base on the roads. After much discussion, Art made a motion, with Larry B seconding it, that Taylor get crushing quotes from three contractors for 7000 yards to be crushed by November. DSR will pay \$15,000 upon arrival of equipment and the remainder would be paid two weeks after completion. All in favor. The possibility of offering a lot as payment was discussed.

Roads continued

In consideration that all the ranch roads have not been graded yet this year, the Board discussed many alternatives. Larry B made a motion, seconded by Taylor, Taylor shall draw up a proposal for bid by several local contractors to grade the ranch roads with a minimum of \$3500 being spent per year and the contract being for from 3-5 years. The contractor shall be limited to a one month window to do the work each year. All in favor. Taylor is to do this before September 1st. All BLM right of ways need to be taken care of before contractor proceeds next spring.

Well

Larry B reported Salt Lake has a 3-4 month back log and our application is are in the pile up there. The well will probably not get done this year. Dale proposed presenting a comprehensive proposal by a well driller for a ranch water system. Dale will bring a rough draft to the September Board meeting for a water system utilizing the new water tank.

Ranch Flatbed Trailer

Vance needs a flat bed trailer to pull behind the ranch truck. Board gave him permission to start looking for one. He is to bring a proposal of cost to Sept board meeting.

Caps for Cabin 1

Taylor to cap posts on deck of cabin 1.

Next meeting Sept 8 at 9 am at Kanab City Library.

Meeting adjourned at 1:40 pm.

DEER SPRINGS AIRPORT IMPROVEMENT PROPOSAL

Doctor Phil
Hall

Aug. 4, 2001

A. Immediate needs:

1. Turn around areas at each end of air strip
2. Parking areas with tie downs
3. Larger wind sock
4. Widen and grade runway
5. Appoint airport manager/coordinator
6. Information box about ranch for unauthorized fly-ins
7. Liability waiver contract for members and non-members wishing to return
8. Landing fee collection box for unauthorized users

B. Intermediate needs:

1. Airport layout plan (ALP)
2. Divert traffic off of runway (help build new road) and block off access
3. Final grade runway according to ALP
Then road base, then dirt, then plant grass = layer base for runway so it would remain firm even if a little wet or previously wet and no erosion and better appearance (will get more info from other grass strips)
4. Fence off airport "strip" area from outside vehicles and animals
5. Constructive use of ground within fenced area of airfield; i.e. planting and harvesting feed for ranch animals

C. Longterm needs:

1. Approval and design for hanger construction in areas designated in ALP
2. FAA granted field frequency for approaching and departing traffic
3. Fuel availability and placement according to ALP
4. Asphaltting of landing strip
5. Runway lighting for nighttime approaches

Reasons for improving "strip:"

1. Safety for those using it. The strip in its present condition is risky for users and their planes by virtue of rocks, unevenness, narrow width, high abrupt banks bordering edges of runway, potential for collision with traffic and/or livestock.
2. Improved strip means better access for members and possible access for medical evacuation-type aircraft.
3. Revenue potential for ranch – fly-ins in off season (winter months Oct. – March) and landing fee revenue (tour contractors for the Grand Staircase Monument, etc.)
4. Will promote sale of remaining lots
5. Will promote use of ranch
6. Will ultimately raise property value of ranch

■ Deer Springs Ranch Owners Association ■
P.O. Box 254, Kanab, UT 84741
Reservation web site: www.kanab.net/dsroa



At the Ranch

AUGUST, 2001

Important **Annual Meeting**

September 8
Kanab Library
374 North Main St.
Kanab, UT
1-4 PM

Followed by a cook out at the
ranch. (6:30 PM)

PRESIDENT'S UPDATE

Larry Walters

I hope you have had the chance to visit the ranch this summer. The flowers and grass have been helped immensely by good rains and fewer cows. It is great!

Please plan to attend the annual meeting on September 8 (Kanab City Library). This is the only regular opportunity we have each year to meet and discuss the needs and direction of the ranch. It is also your chance to vote on new board mem-

bers and changes in our governing documents. It is true that you can vote by mail if you wish, but personally, seeing the people and hearing the discussion helps me make up my mind on many issues. It is also a great opportunity for us to get to know each other better. Please come.

Election of new Board members

This year's agenda includes the election of 3 to 4 new board members. Both Larry Baer and Taylor Button are up for re-election this year. In addition, John Pardo resigned from the board earlier this year and we need to elect his replacement. Finally, for one of several reasons, there may be a fourth vacancy on the board as of the September 8 meeting date. With so many vacancies to fill, the board has decided to follow the procedure outlined in the current bylaws regarding the initial board. The two candidates with the highest number of votes will serve two-year terms. The third (and maybe fourth) highest vote getters will serve one-year terms. Obviously this is an important election, and I strongly encourage you to become familiar with the candidates and vote.

Naming of roads

After review and discussion, the Board has decided to name the ranch roads. Some of the roads already have informal names (like Meadow Canyon, Slate Canyon, etc.), but there are lots that have no name. We would like to have your suggestions and help in this effort. At the annual meeting there will be a map of all

ranch roads, with historical names where they are known. The board would like your suggestions for names of any other roads you are familiar with. By and large, we are looking for names that have some relationship to geography, relevant history or nature. So put on your thinking cap, talk to your family, and come prepared to suggest some names. Of course, the Board reserves the right to make final naming decisions. This will be fun and when finished, we hope to have road signs and updated maps.

Changes in the bylaws and restrictive covenants

Also on the ballot this year are two proposals from the Board to make our bylaws and covenants consistent with our current practice and Kane county zoning for Deer Springs Ranch. Essentially, the proposals say that the minimum lot size at Deer Springs Ranch will continue to be 20 acres. I would ask for your support of these measures, which are explained more fully in the ballot instructions.

Changes in the rules and regulations

Included with the other materials in this newsletter you will find a copy of pro-

CONTENTS

President's Update	1
Noteworthy	2
Traveling Around	3
Critter Coral	3

posed changes in the ranch rules and regulations. These rules have been in place for some time, and the Board is proposing these changes in order to update and improve the ranch operations. The changes do not require a vote of the membership, however, before final adoption of the changes, the Board wanted to give the membership a chance to see and comment on the proposed changes.

Both the current language and the proposed changes are included in the attached document. The language we propose to delete has a line through it ~~like this~~. The proposed new language is underlined like this. Let us know what you think. The final amended rules will be adopted by the Board at the October meeting.

Road improvements

We have been more than a little frustrated this year with our lack of progress on graveling roads. For reasons beyond our immediate control, no gravel has yet gone down. At the last board meeting, we decided to change our approach for the rest of this year. We voted to hire a contractor to come in and crush about 7,000 cubic yards of gravel for us, which we will then use on the ranch. Most of the money for this project will come from the sale of lot 260, a lot we acquired last year. We do not anticipate that any assessment increase will be needed. But having this gravel stockpiled will greatly improve our ability to maintain the ranch roads.

The airstrip

Member Phill Hall met with the board and proposed several changes in the airstrip, including creating a graveled pad for parking planes, a new windsock, and eventually a second landing strip more closely aligned with alternative wind patterns. When completed, these changes would make the airstrip safer and would meet the requirements for use by emergency vehicles. The airstrip will continue to be marked "restricted - private" on all maps and will be used only with permission, and then at the pilot's

own risk. While the board is not prepared to spend any ranch funds on these improvements at this time, we did approve the concept and give Dr. Hall permission to proceed with the more basic improvements.

Grazing

After many discussions with individual members, and last year's survey, the Board has decided to phase-in a change in grazing policies on the ranch. These changes are summarized here.

First, the board will be somewhat more restrictive in the future about allowing members to bring their own cattle to the ranch for the summer. The current bylaws require members to obtain permission before bringing their cattle, and this requirement will continue. The change is that we expect to be fairly restrictive on the number of these grazing permits we issue to members in the future. We have not had very many members actually take advantage of this privilege in the past, so the impact of this change will likely be minimal. But we want you to know about it.

Second, over the next few years, we will obtain our own equipment and start growing some of our own hay.

Third, starting next year, we will begin to change the number and mix of cattle present on the ranch. Overall, the number will be reduced to about 90, unless water-hauling conditions are met. In addition, we will gradually start to acquire our own animals. Next year, we will start with ten cows. Over time, we will increase that number to about 30, which is the number we think can be wintered on the ranch.

Fourth, cattle will come later and leave earlier than they have in the past. Cattle will be kept off the ranch until June 10, unless an early turn out is approved by the BLM. All cattle will be removed by October 15, except those owned by the ranch. This strategy will help the grasses which tend to grow in the spring and fall.

Fifth, because we will manage the grazing locations more aggressively, we will assume greater responsibility for fence maintenance.

Our purpose in making these changes is to maintain our status as an active cattle ranch, while at the same time carefully managing the impact of this activity and enhancing the overall experience for ranch members.

New well and water tanks

We are proceeding with the engineering for the new well, though it is now unlikely that we will get in drilled this year.

You may have noticed a 10,000 gallon water tank at the upper cabins that wasn't there before. At the end of the season, this tank will replace the current 4,000 gallon tank and the system in that area will be reworked to enhance our storage capability there.

Overall, there is reason to be very optimistic about the ranch. We are in better financial shape than we have been in the past. Important improvements in the road and water systems are moving ahead. The infrastructure to serve members is improving. The policy changes that are being implemented will assure that the quality of your experience on the ranch will be protected and improved. The future of the ranch is bright, and I for one look forward to many years of enjoyment.

NOTEWORTHY

Deer Springs Ranch is now using modern technology. Just log on to kanab.net/dsroa and you can see the floor plan of each cabin, a picture of each cabin, a calendar showing when each cabin is available, and a reservation form which you can e-mail directly to Barbara to reserve your time at the ranch.

You can also call 435-644-3007 and access a recording where you can leave a

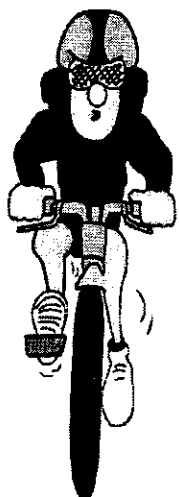
message or hear the website address. This system has proven very handy for the busy members of our association. Barbara will e-mail you back upon receiving your request. Approximately a week later, you will also receive written confirmation. We are working on getting connected to search engines so you can search on Deer Springs Ranch if you forget the address. As of this date, you cannot search on Deer Springs Ranch and find the correct address. So write this website address down and start planning a fall visit to the ranch. It is beautiful there right now.

DSROA official reservation page:
www.kanab.net/dsroa

Beckstead's email:
vbeckstead@hotmail.com

Coming soon to a computer near you:
www.dsroa.com

Thanks to the efforts of Byron Schimpp, we are developing this new web site. Take a look at www.dsroa.com and let us know what you think! The site is not fully active yet, but you can see the direction we are headed.



TRAVELING AROUND

Jordan Beckstead

Riding and hiking are some of the favorite activities people like to do when they come here. Why not combine them, and in some of the prettiest country around? We start by trailering the horses and riders to the mouth of Lick Wash, a beautiful slot canyon, and enjoy a cool ride through it's narrows.

At times you can easily reach out and brush your hands against both sides of the sand stone walls. It opens up into a valley and you have great views of Deer Springs Point to the west, Calf Pasture

Point to the north, Deer Range Point to the east and No Mans Mesa to the south.

By this time, people and horses are ready for a break and we tie up at the base of No Mans. Take out your hiking shoes and we start up the Jepson Goat trail. Hiking up the trail, we have some terrific views of the country roundabout. This trail was used years ago when somebody named Jepson, I guess, raised angora goats for their wool. In the fall or spring the goats were led up the narrow, rocky, STEEP trail to the top of the mesa. The only way up, (or down) is this one trail, so with a gate at the top, those goats were stuck.

While we scale the cliff, we can see the signs of the trail being made. It has been chipped through some of the rocks and the rusty gate still sits at the top. Ponderosa Pines and some kind of crazy little birds that dive bomb you at supersonic speed are awaiting you at the top. The views are spectacular! When you are done exploring, you hike ... slowly ... carefully ... down ... the ... hill. Hopefully it is cool while you are climbing.

Mounting the horses and continuing through a brush flat gives you a chance to catch your breath. We suddenly emerge out of the desert environment into the mountains. We cross a spring and the change in vegetation becomes very dramatic, there's even a small lake surrounded by lush grass and cattails over the next hill. This is Adair Lake, where it is rumored there is a local (very Local) population of indigenous alligators.

(Who started the rumor? Mother). We climb one more hill and within an hour are back at the truck and trailer. The whole trip takes about 6 hours.

WARNING: Anyone afraid of heights, don't climb No Mans Mesa.

We're hoping to be able to take some of you on this ride.

CRITTER CORRAL

Dianna Beckstead

(Editor's note: Dianna wrote this article at the beginning of the summer. If it seems a bit dated, it is not her fault, it is mine. My apologies to her)



For all you horse riding people, the horse rides will be up on the forest this year. This was a big hit last year and we would like to encourage even more people to take advantage of this opportunity and get to know some different parts of this beautiful country. We also are doing overnights on the forest, which is a lot of fun and we hope to be doing this

more often.

Speaking of horses, we have a few new faces in the riding string. We hope you can get to know them. We still have a lot of the old favorites, such as:

Scout, Baxter, Smoky, Foxy, Pyper and Jake. Come and visit them soon.

As for the Petting Zoo, we are getting some quail which should be fun.

There are a new batch of baby rabbits AND six new kittens, for all you cat lovers. Anybody who knows of good homes for them PLEASE take one or two or three!

For you information, we've put two cats at cabin four to keep the rodent population under control. So please don't bring them down. Feed them with the cat food we left in the cabin.

Hope to see you all soon.

Deer Springs Ranch Owner's Association

2001 Official Annual Meeting Agenda and Ballot Instructions

Official Agenda

- I. Call to order (President of DSROA) 1:00 P.M., Sept. 8, 2001
- 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 8, 2001, 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 8, 2001.
- **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 8. 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 8, 2001.
- 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 year's 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 as many as four 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 July 1st deadline. All of these candidates have indicated a willingness to serve. However, some of the candidates are not eligible to serve as of August 15, 2001, 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 8 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 UP TO FOUR CANDIDATES.** Voting for more than four candidates will disqualify your ballot.

Write-in candidates: After the close of nominations on July 1st, the Board received several inquiries and expressions from members interested in serving on the Board. Following a lengthy discussion at the August board meeting, it was decided that re-opening nominations would be inappropriate unless all members were contacted and given the opportunity to nominate additional candidates. But the board has decided to allow write-in candidates this year. A note of caution is in order, however. The same qualifications are required of write-in candidates as are required of all candidates: they must be willing to serve; they must be willing to attend the monthly board meetings and they must be members in good standing as of September 8, 2001. All votes cast for people who do not meet these qualifications will be discarded. Further, the board will accept no responsibility for notifying members if someone wants to run as a write-in candidate. If the President is notified in advance, such candidates will be allowed to speak along with other candidates at the annual meeting.

Candidate

Larry Baer (incumbent)

Taylor Button (incumbent)

Nyle Willis

Biographical note provided by the candidate

Completing first term as DSROA Board member.

Completing first term as DSROA Board member.

Purchased first lot in 1976. Practicing Certified Public Accountant in Kanab, UT. Has served on the Board of Directors of DSROA previously.

*Larry Clarkson

*Tom Massengale

Milo Medley

Davey Turley Jr.

VI. Unfinished business

VII. New business

A. Proposed Bylaw Changes

The following changes to the bylaws are proposed by the Board of Directors. 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
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 each platted 20-acre (or larger) lot in the Association. The owner of each property Unit will be called a member and will be entitled to one vote for each 20-acre (or larger) platted lot in all Association matters requiring a vote.
2. (Bylaw #5)	None	A. Qualifications: Any Association member in good standing who is a real person over 18 years of age may be elected or appointed to the Board, provided that they have been a member of the Association for at least one calendar year prior to the meeting at which they are elected or appointed. (Note: subsequent paragraphs of bylaw #5 will be renumbered if this proposal is adopted.)

B. Proposed Amendments to Protective Covenants and Restrictions

The following changes in the Protective Covenants and Restrictions (PCRs) have been proposed by the Board of Directors. 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
PCR #11	DIVISION OF PROPERTY: A member acquiring an interest in the land described in Schedule "A" shall be allowed to divide the interest acquired in said property into a smaller interest when allowed by county zoning. (See minutes of Annual Meeting June 21, 1997.)	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.

C. Other Action Items

1. Removal of Spencer Madsen as a Board Member.
 The Board has received a petition signed by over 10 percent of the members asking to have the following item placed on the ballot of the annual meeting:
Shall Spencer Madsen be removed for cause from office as a Director of DSROA?

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.

2. Cabin cleaning fee.
 The Board seeks the views of members on the question:
Should a separate cash cabin cleaning fee be imposed for each cabin use or rental?

Background information

- a. At present, all cabins are made available to members based on the point system, with rates varying between 90 and 210 points per cabin per week. Cabins are also made available on a nightly basis, with the nightly rate equal to the weekly rate. That is, if the weekly rate for a cabin is 100 points, the nightly rate for the same cabin is also 100 points.
- b. At present, cabin users are expected to leave the cabin reasonably clean, or pay a \$50 cleaning fee.
- c. Current staff responsibilities for cleaning after each use include providing fresh linens and an inventory of cabin supplies.
- d. Establishing a per-use cash cabin cleaning fee, in addition to points, would allow us to enhance the level of cleanliness in the cabins by hiring additional staff to do deeper cleaning and would allow us to adjust the per-night rates for cabin use to more competitive levels.

D. Other new business and discussion items

E. Adjourn

DEER SPRINGS RANCH OWNERS ASSOCIATION RULES AND REGULATIONS

1 - CABINS - RESERVATIONS AND USE

- 1.01 ~~Beginning in 1993 you may have more than two weeks of cabin time per year depending on how you use your points. Refer to the point system.~~ Beginning in 2001, members in good standing are entitled to two weeks of cabin time during the peak season (May 16 to September 14). Between September 15 and May 15, a member in good standing may reserve available cabins for a third week at the regular weekly rate.
- 1.02 If you have used all of your cabin time but want additional time, please contact the office. Cabin time may be available on a rental basis.
- 1.03 Members may give or rent their cabin time to others. If you choose to let someone else use your time, **you are responsible for any damage that may occur.** Please notify the office if another party will be using your reservation and give us their name, address, and phone number.
- 1.04 Reservations will be accepted on a first-come first-served basis **no more than ten months in advance.** It will be up to the member to contact the office to make reservations. You may call ~~(801) 644-2444~~ (435) 644-3007 or visit our web site at www.dsroa.com. Reservations made prior to January 15 must have all assessments paid by January 15. Reservations made after January 15 must have all assessments paid at the time the reservation is made.
- 1.05 A confirmation form will be mailed on March 31 1 for your reservations, or within one week if the reservation is made after March 1. ~~If your assessment has not been paid by March 31, reservations will be cancelled.~~
- 1.06 You will be charged the appropriate number of points if a cancellation is made within 60 days of your arrival date and the cabin cannot be rescheduled.
- 1.07 Fifteen points will be charged for changing reservations. This fee is to cover the cost involved in notifying other members who have requested this time.
- 1.08 A weekly reservation begins at 4 p.m. on Friday and ends at 10 a.m. on the following Friday morning.
- 1.09 The cabins are locked. Please check in at Ranch Headquarters to obtain your key before you go to your cabin.
- 1.10 Cabins are equipped and furnished to accommodate six to 22 people depending on the size of the cabin. There will be a charge of ~~15~~ 10 points per person over the cabin limit. This applies to all people six years of age and older including those who stay in tents, campers, etc. This is to cover the cost of supplies, water, propane, and use of the ranch facilities.
- 1.11 The Ranch Manager cannot be at Ranch Headquarters at all times. Therefore, please check the bulletin board for messages. Non-advertising messages for your party can be posted on the bulletin board.
- 1.12 Water is very costly. Please do not waste it.
- 1.13 We have a small store at Deer Springs, and we carry a few food items, fishing supplies, souvenirs, etc., but there are no other stores or gas stations for 40 miles, so plan accordingly.
- 1.14 Please do not transfer ranch owned items from one cabin to another i.e., silverware, cooking utensils, etc.

1.15 Do not remove the window screens.

1.16 When leaving:

- a. Make the beds with clean sheets and leave the cabin clean (refer to the Cleaning Check List). Cleaning of the cabins by the members/guests is very important. We do not have a staff of cleaning people, and there is not enough time on Fridays to clean the cabins between check-out time and check-in time. If each group left the cabins cleaner than they found them, the cabins would -always be ready for the next group. A \$50 cleaning fee will be charged to the owners of the ~~time that~~ points used to reserve the cabin is assigned if the cabin is not left clean. If arrangements are made in advance with the ranch manager, cabin cleaning can be provided for \$25 to \$50, depending on the cabin.
- b. Leave all pilot: lights on.
- c. Place the soiled linens in a plastic bag and return them to Ranch Headquarters.
- d. Please take the trash to one of the trash trailers.
- e. Close all windows.
- f. Lock the cabin and return the key to Ranch Headquarters.

1.17 Staff responsibilities:

- a. Inventory after each cabin use.
- b. Place fresh linens in the cabins.
- c. Furnish the firewood.

2 - CAMPING

2.01 You are of course welcome to camp on your own land at any time. Other Camping areas are provided for your enjoyment. Check with our ranch staff to find the best location. Members who want to camp are welcome to stay in any camping spot no longer than 30 14 days. Remember to leave your spot a little better than you found

3 - DAMAGE

3.01 In all fairness, damage should be paid for by the one that does the damage. However, if you choose to let someone use your time, you are responsible for any damage that may occur. This is your ranch, and you should treat it as such.

4 - FIRE

4.01 Fires in remote areas are extremely dangerous. The nearest fire department is 40 miles away or approximately 90 minutes time. Please follow the guidelines listed below:

- a. Most fires are started by carelessness—parents, don't let your children play with matches. **YOU ARE RESPONSIBLE!**
- b. No fireworks are allowed within the boundaries of the ranch.

4.02 Report all fires to Ranch Headquarters immediately.

4.03 Never leave a fire unattended outside or inside.

4.04 There is a fire extinguisher in each cabin. Please familiarize yourself as to where the fire extinguisher is and how to use it. There is also a hose outside of each cabin for emergency use.

4.05 Do not over-stoke fires in the cabin stoves.

4.06 Do not disable the smoke detectors.

5 - FISHING

5.01 All of our ponds are on private land, and Deer Springs Ranch members and guests do not need a Utah fishing license to fish. However, ~~it is very helpful to us if a member of your group wears one of our orange fishing badges which can be obtained from the store~~

members and guests who intend to fish must notify the ranch manager. Failure to do so will result in a 25-point member penalty. Nonmembers must either have a member with them or be residents in the cabins. Fish are very expensive and should not be wasted. Fish are three (3) points each or \$3 each, plus 10 points per week per cabin. You will be on the honor system and will need to report how many fish you catch to the Ranch Manager ~~so he can punch your point card.~~

- 5.02 We encourage fishing on a catch and release basis by using barbless lures or flyfishing only. If you fish this way, please do not take the fish out of the water.
- 5.03 Because the ponds are also used for swimming, please do not use glass containers or clean your fish in the pond areas. Let's all use good judgment so the ponds can be enjoyed by all.

6 - HORSEBACK RIDING

- 6.01 Under the point system, horseback riding is ten (10) points per horse per hour or \$10 per hour, plus a 10-point wrangler fee per ride.
- 6.02 Horses will be made available on a reservation basis. Reservations should be made a day in advance but not more than one week in advance. You can make reservations by signing up on the bulletin board at Headquarters. You also need to read the rules. For insurance purposes, all horseback riders must be accompanied by a staff member. It is recommended that all riders wear a helmet, and all riders 14 and under must wear an approved helmet.
- 6.03 Horseback riding is a delightful experience and a wonderful sport. It can also be very dangerous even with maximum precautions. It is necessary for horse users to sign a liability release for themselves and their children. If you bring someone else's children with you, their parent or guardian must sign the liability release form. **NO EXCEPTIONS WILL BE MADE!** If you will contact the office, we can either fax you a liability release, or we can mail one to you. Our horses are gentle and well trained, and we try to match their temperament to the experience of the rider. Even the most gentle horse will become hard to handle if it is excited, frightened, or confused. You can avoid danger and injury to yourself and the horse if you will use common sense and listen to the trail boss.
- 6.04 The Ranch Manager has been given orders to deny riding privileges to all who do not follow the guidelines.
- 6.05 If you have horses, you may want to bring them with you. There are many fun places to ride on the ranch. If you bring your own horses, you do not need to go on a supervised ride. You will need to notify the ranch before you come with your horse, and you will need to furnish your own feed.

7 - HUNTING AND FIREARMS

- 7.01 There should be no discharging of firearms on or across the Association land or members' lots except in designated areas. Utah state laws apply in all areas, and hunting licenses are required. Written permission is required to hunt on Deer Springs Ranch, and hunting will only be allowed in areas approved in advance by the ranch manager. There is a designated shooting area in the wash west of headquarters. Please check with Ranch management for the location.

8 - MOTORCYCLES AND ATVs (OHV)

- 8.01 ATVs or motorbikes (OHV) can be used at the ranch but only on existing roads. They are not to be ridden by the cabins, the ponds, or in the meadows as they tear up the terrain and the grass. They must be operated in a safe and reasonable manner on any ranch road.

Anyone operating an ATV or motorcycle must abide by the UTAH DIVISION OF PARKS AND RECREATION OFF-HIGHWAY VEHICLE RULES AND REGULATIONS which are published by the state of Utah. Copies are available at Ranch Headquarters.

- 8.02 ATVS and motorcycles without mufflers and that are not operated as outlined in the above mentioned rules will be banned from use on the ranch. These vehicles should be used as transportation and not as a nuisance to others.
- 8.03 All those who are bringing and who are going to ride ATVS and motorcycles must check in with Ranch Management and sign a compliance form. The Ranch personnel has the right to stop anyone from riding and to impound the vehicle for safety violations.
- 8.04 The speed limit on all ranch roads is 25 MPH, and the posted speed limits on county roads should be respected at all times.
- 8.05 An adult must accompany children under 16 years old.
- 8.06 Use of ATVs or motorcycles for recreational purposes is limited to the hours between 8:00 AM and 10:00 PM.
- 8.07 Failure to comply with these rules or with the directions of the Ranch Manager will result in detailed review of the incident(s) by the Board of Directors. The Board may revoke a member's privilege to use ATVs or motorcycles on ranch property.

9 - PETS

- 9.01 All pets must be under the control of their owners at all times. Dogs must be on a leash when they are at the headquarters area or at the ponds. You are responsible for your pets and for any damage they may cause. You must keep your pets off of the furniture and beds, and you must clean up after them.

10 - SWIMMING

- 10.01 Swimming is permitted in all ponds. There are no lifeguards, so parents must be present any time children are swimming. The ponds slope off to about 12 feet very rapidly, so use caution. All swimmers swim at their own risk. Fishing and swimming cannot be done at the same time. Please use wisdom and be considerate of others.

11 - MEMBERS' CATTLE

- 11.01 In the early spring, application must be made in writing to the Association office for approval to bring two (2) head of cattle (for each Deer Springs Ranch lot) on the ranch from May 14 to October 1. A limited number of these permits will be issued each year on a first-come-first-served basis. Upon office approval, the member will transport his cattle to the ranch or he may employ someone else to do so. These cattle must be manageable and in good health. In the fall, the member is responsible for their removal. All cattle need to be picked up by October 1 of each year. There will be a ~~\$40~~ \$100 charge per month per cow left on the range after October 1. A partial month will also be charged ~~\$40~~ \$100.

- 11.02 Deer Springs Ranch will not be responsible for any livestock loss.

12 - MEMBERS' HORSES

- 12.01 Due to problems in the past with too many horses running loose and interfering with horseback riding, we can no longer allow members horses to be at the ranch to graze. You may bring your horses to ride while you are staying at the ranch. You need to notify the ranch in advance, and you need to provide for their feed.

13 - CATERING

- 13.01 ~~Catering will be available on a limited basis. Please check with us for special arrangements.~~ Catering is available in Kanab. Check with the Ranch Manager for contact information.

14 - MEMBERS' ANNUAL ASSESSMENT

- 14.01 The Bylaws and the Board of Directors have established a policy for the annual assessment. The amount can vary from year to year because of variables such as: maintenance, equipment needs, inflation, etc. However, the basic policy will remain constant.
- 14.02 The Board of Directors will meet each ~~January~~ December to set the budget for the new calendar year. They will set the amount of the assessment to balance the new budget. The office will mail out a copy of the new budget along with a statement form detailing the assessment. The assessment is due and payable upon receipt of the statement and becomes delinquent after March 31 1.
- 14.03 Members who wish to make cabin reservations prior to January 15 must pay their assessments by January 15th. Members making cabin reservations after January 15 must be current in their assessments at the time the reservation is made. Members who have not paid their assessment by March 31 1 will not receive a Cabin Reservation Confirmation, will not be allowed to use carry over points and will be denied other ranch benefits. All delinquent accounts will be charged interest at the rate of ~~10%~~ 18% per year compounded monthly beginning the first of January of that particular year.
- 14.04 Input for the establishment of the budget is welcomed from the general membership.

15 - ROAD MAINTENANCE

- 15.01 The Owners Association does not and cannot guarantee year-round access to any ranch properties. The Owners Association has and will continue to maintain roads as the budget and labor will permit. Priority will be given to ~~the most often used~~ roads used by the most members.
- 15.02 During winter and other adverse weather conditions (rain and mud), we recommend no unnecessary travel. Remember each vehicle that tears up the roads compounds the problem, makes it worse for everyone else, and increases maintenance costs. If it's wet, stay put.

16 - CABIN CONSTRUCTION

- 16.01 Effective April 1, 1993, all construction plans must be approved through the Board of Directors. You can mail your plans to the office at 30 East Center, Kanab, Utah 84741, or you may bring them in person. After the Board has approved your plans, you should obtain a building permit from the Kane County Building inspector.
- 16.02 County inspectors will be visiting the ranch regularly and will be invited to inspect all cabins, water systems and septic systems. If construction begins before plan approval of the Board of Directors and without proper permits acquired, county officials will be contacted.

17 - EQUIPMENT POLICY

- 17.01 ~~John Deere Tractor - Due to the fact that the tractor is old, it is to be used for ranch work and maintenance only. It will not be available for members personal use.~~
- 17.02 ~~Road Grader - We bought the grader for ranch road maintenance and snow removal for headquarters and cabin access.~~

17.03 The grader and tractor, including a ranch operator, is are available on a rental basis for member's personal use at a rate of ~~\$35~~ \$50 hour with a ~~\$50~~ \$25 minimum charge. This rate applies to snow removal for lot access as well. The grader and tractor can be rented on an availability basis only, and will always be operated by ranch personnel.

18 - WATER USAGE

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

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

19 - FAMILY INVOLVEMENT

19.01 Ranch work is fun and relaxing. If your family would like to be involved in helping with projects or odd jobs, please let us know at Ranch Headquarters. Your family will enjoy it, and your help will make the ranch a better place.

20 - GARBAGE, TRACH, REFUSE, ETC.

20.01 All members are responsible for transporting and appropriate disposal of their own refuse from camping, private cabins, homes, construction, etc. The landfill is in Kanab. The Association has limited hauling facilities and will only take care of the Association cabins, Head Quarters, and other common facilities.

21 - AIRSTRIP

21.01 Use the airstrip at your own risk. It is strictly for private, non-commercial and emergency use only.

**THERE IS NO RULE BOOK THAT CAN COVER ALL
SITUATIONS AND CONDITIONS.**

WE MUST ALL USE THE GOOD NEIGHBOR POLICY AND THE GOLDEN RULE.

DSROA Board Meeting Minutes

November 3, 2001 DSR Garden Cabin 5 PM

Board members present: Art Ortolani, Milo Medley, Taylor Button, Tom Massengale, and Larry Clarkson.

Others present: Vance, Diane, and Diana Beckstead, Barbara Button, Lorraine Pope, Larry Baer, and Dave Hunsaker.

Minutes

Tom made a motion seconded by Milo to accept the prior board meeting minutes with one change. Change under "Ranch Manager Report" item 6 should say "Anyone doing site work, building a structure, or doing private road work should contact the ranch manager.

Financial Report

Tom made a motion, seconded by Milo, to accept the financial report. All in favor. Barbara to pull the CD when it matures.

BLM Representatives

Lorraine Pope, BLM Rep., and Dave Hunsaker, Associate Monument Manager, reported on progress of roads. A letter was given to the Board stating that the BLM gives permission to the ranch to work on the Podunk Road. The Environment Assessment Report will be complete by mid Nov. It will then have a 30 day public comment period. We could possibly have permission for all roads by January 2002.

Brent Robinson

Vance was asked to find out an exact amount on balance with Brent Robinson.

Winter Building Projects

Vance to contact Joe Bosze about used furniture. Larry to talk to Dale about hotel sheets. Vance to make a list and estimated cost of furniture and improvements needed.

Water Tank

Larry to get a cost of moving the water tank down. Larry also to check with Bolluch Bros to see if water tank is certifiable.

Snow Plowing of Roads

Vance has permission from the County to plow County roads ONLY in an emergency. On ranch roads, Vance has permission to plow only in an emergency also. Otherwise, there will be the standard charge. Vance will write about this in his next newsletter.

Milo made a motion, seconded by Larry, to add "The DSROA does not and cannot guarantee year-round access to any ranch properties." to section 17.01 in the Rules and Regulations. All in favor.

Cabin in Meadow

Art will talk to archeologist about possible grants to rebuild or restore the old Meadow Cabin. Discussed the Great Western Trail. No decisions were made.

Committees

The following committees were established:

Roads	Art, Taylor, Larry C
Water	Larry Baer, Larry C
Buildings	
(New, Maintenance, Restoration)	Larry C
Advertising/Promotions/ PR	Milo, Diane
Livestock/Grazing	Taylor, Larry C, Diane
10 Year Plan	Tom

Bold signifies chairperson

Book Keeping Changes

Tom made a motion, seconded by Art, to have the book keeping consolidated in one place. Starting January 1, 2002, Barbara will pay all the bills and keep the ledgers. Taylor abstained from voting. Rest in favor.

Art to ask Nyle to do a year end audit. Art to ask Randy to do the taxes.

Roads/ Gravel Crushing

Art to talk to Lou Pratt about County graveling from the pit to the County road next spring. Also, Art to check on the possibility of getting \$2500 worth of culverts in exchange for the gravel royalties from the County. The crusher is going. Vance will collect the Hoyt's money for gravel.

Insurance

Vance and Barbara will check on other sources for insurance for the ranch.

Beckstead Children

Milo made a motion, seconded by Art, to pay the Beckstead kids for hours of work they do after Oct 1 until May 1 at \$5.25 per hour. All in favor.

2002 Budget

All board members will review the past year's budget and come with suggestions for next year's budget at the next meeting.

Next Board Meeting will be Thursday, Dec. 6, at 5 pm at the Ranch.

Regular board meeting adjourned. Board met in a closed session meeting.

AGENDA

DSROA Board Meeting
Thursday, Dec 6, 2001, 5 pm
Garden Cabin

- 1) Approval of prior meeting minutes
- 2) Follow up on minute assignments
 - a. CD - Barbara
 - b. B Robinson \$ amount - Vance
 - c. Joe Bosze used furniture - Vance
 - d. Sheets etc. - Larry
 - e. List of furniture/improvements needed - Vance
 - f. Cost of moving tank - Larry
 - g. Certifiable tank? - Larry
 - h. Archeologist/Meadow Cabin restoration - Art
 - i. Year end audit/taxes - Art
 - j. Lou Pratt/gravel/culverts - Art
 - k. Hoyt's money - Vance
 - l. Insurance for ranch - Vance & Barbara
- 3) Agenda Publication & procedures - Milo
- 4) Compliance list progress - Vance
- 5) Update Brinkerhoff Right of Ways - Milo
- 6) Gravel Crushing -
- 7) Board Members Compensation - Taylor
- 8) Back Due Assessments -
- 9) Grazing Agreement - Taylor
- 10) DSR/County Zoning Compliance Update - Vance
- 11) Jeff Allen Cougar Hunts - Larry C
- 12) 2002 Budget
- 13) Next Meeting / Adjourn

DSROA Board Meeting Minutes

Thursday, December 6, 2001, 5 pm

Board members present: Art Ortolani, Milo Medley, Taylor Button, Tom Massengale

Others present: Vance, Diane, & Diana Beckstead, Barbara Button, Larry Baer, Brent Robinson, Dale Clarkson, Jeff Allen, Nathan Millet, and John Martine

Minutes

Milo made a motion, seconded by Tom, to approve the Nov 3, 2001 minutes as written. All in favor.

Follow Up on Prior Minutes

Taylor made a motion, seconded by Milo, to accept the report from Brent Robinson of costs charged for work done after Vance reviewed it. (See Attachment 1) All in favor.

Vance reported that he needs to replace the hide-away-beds in cabins 6 and 9. He also needs some easy chairs and small dressers. Cabins 8 and 3 need propane cook stoves which cost about \$400 new (must have standing pilot). Cabin 1 main floor laminate wood flooring will cost about \$1775. Vinyl will cost \$720 for Cabin 1 main floor. To do the Garden Cabin upstairs with carpet and main floor in vinyl would cost about \$1500. The number one priority is cabin 7 wood laminate main living area floor and carpet for upstairs which together will cost about \$1200. *Taylor made a motion, seconded by Milo, for Vance to spend up to \$2000 of 2001 budget on Cabin 7 needs. All in favor.*

Regarding moving the 40,000 gallon water tank, 3H Landscaping will be willing to help move it next spring. A discussion followed between Dale Clarkson and the Board regarding the location and how the water system should be done. Taylor will bring a water system specialist to the next meeting. Dale will get a well driller's estimate for the cost of a state certified well and water system at the present location of the 40,000 tank and bring it to the next meeting. The 40,000 gal tank is certifiable but needs to have more epoxy installed on the inside and have a lock put on. Vance will get an estimate for the cost of more epoxy applied inside.

Art reported we are at a stalemate on the Meadow Cabin restoration project. Before we can use government funds, we must have public access to the cabin. The Lynn Findlay family might be interested in helping restore it. Art will check with them.

A complete audit of DSR books will cost from \$2000 to \$5000. We cannot afford that. Art will get a cost estimate from Nyle to review the books instead.

Lou Pratt, Kane County Road Supervisor, will get us culverts for an average of \$2.00 per foot less than other suppliers. Mr Pratt has been very good to work with.

Regarding a new insurance carrier for the Ranch, Barbara and Vance will keep checking on it. Vance will call Ron Lunt, a DSR member.

Financial Report

The check register was reviewed and accepted.

Cougar Hunt

Jeff Allen Outfitters asked permission to hunt cougars on the ranch during the cougar season from Dec 15 – Feb 15. Nathan Millet related an experience he had recently with a cougar that came to his DSR house and attacked his dog. There have been seven sightings thus far this year. *Tom made a motion, seconded by Milo, to allow Jeff Allen to harvest up to five lions at \$100 per lion. Taylor voted yes. Art voted no.*

Agenda Procedures

After discussion the following motion was made by Milo and seconded by Taylor. *The Board will set in place the following agenda procedures. All agenda items should be to Barbara ten days before the next scheduled meeting. Barbara will publish a tentative agenda. Changes may be made until five days before the scheduled meeting. Barbara will publish the final agenda on the web site and mail or e-mail a copy to all Board members, the ranch manager, and any other parties on the agenda. The Board will determine on an individual basis how urgent matters will be handled. Any other items not on the agenda may be discussed but no action may be taken. All in favor.*

Compliance List

Vance reported that 22 lots are not in compliance with Kane County Zoning and Ordinance rules. See Attachment #2. Any building over 120 square feet or that has electricity or water in it must have a building permit. *Milo made a motion, seconded by Taylor, Art will write a letter from the board to all members on the compliance list asking them to check with Kane County and find out what they need to do to get in compliance. All in favor.*

Brinkerhoff Right-of-way

Art read a letter that Ben wrote on June 17, 1999 to Brinkerhoff's. Art will talk to Ferrell Brinkerhoff and offer to put up a gate and try to work things out.

Gravel Crushing

3H is done crushing the gravel. They will be back in the spring to finish the County gravel. Vance said they have been wonderful to work with. They made a pile of bank run for the Ranch to use. The site is very neat and clean.

Board Compensation

A discussion developed regarding the Board member dues and pay. All Board members do not have to pay for their annual dues. The President of the Board receives \$500 per month. Taylor felt that a motion should be made to allow this to continue as it is not in the bylaws. But this has been the policy for several years. Taylor does not feel that the President should receive \$500 per month. He proposed a motion that the President should get \$300, the \$100 raise Barbara received in October should come from this budget, and that the other \$100 should be used by anyone else that travels or makes phone calls for Ranch business. The motion died for lack of a second.

Back Due Assessments

Art will talk to Randy before the end of the year and get a list of past due members. He will give the list to Ed Robbins to file liens on those lots. Art will also talk to Ed about the Maurer lot #7 delinquency.

Grazing Agreement

Vance, Taylor, and Brent Robinson met and discussed long and short range grazing plans. Taylor and Vance will meet again and firm up their ideas. They will then meet with Brent before Dec 25 to develop a 10 year grazing plan.

2002 Budget

The board developed a proposed 2002 budget. A copy will be mailed out to all members with the beginning of the year statements. A brief newsletter and manager's report will also accompany the statements.

The next Board meeting will be Saturday, Jan 12, 2002, at 3 pm in the Garden Cabin.