

## From the Board

### 1. Continuity

Review, carry on, finish things from previous boards.

### 2. Represent the majority

Have lots of open communication.

Try to base decisions on what is best for the most people.

Money is not the most important thing, the people are.

### 3. Have the same rules for all

The rules are there for a reason

They must apply to everyone or not have them.

Don't make exceptions for individuals or groups.

### 4. Make clear decisions

If there is to be a change in practice or policy make it a board decision, with all involved, and a vote when needed.

Put change or directions in writing and in the minutes.

### 5. Backing

If someone is put in charge of something, and has been given the authority to make decisions, we stand by them.

### 6. Fiscal responsibility

Avoid debt whenever possible

Have enough set aside for each year

Don't commit what we don't have.

## 7. Be involved

Attend meetings  
Come and see things  
Meet the people  
Help get it done.

## **Agenda**

### **DSROA Board Meeting**

Sat., January 12, 2002, 3 pm  
Deer Springs Ranch Garden Cabin

- 1) Acceptance of Dec 6, 2001 minutes
- 2) Financial Report
- 3) Follow up on assignments
  - a. Cabin 7 improvements - Vance
  - b. Findlay family interests - Art
  - c. Cost of account review by Nyle - Art
  - d. New insurance carrier (Ron Lunt) - Vance
  - e. Review of Compliance List - Art
  - f. Past Due Assessments - Art
  - g. Grazing Agreement - Taylor
- 4) Water System
  - a. Dan Wirt letter to Board - Dan Wirt
  - b. Proposal for Well - Larry Baer
  - c. Well Driller's Estimates - Dale Clarkson
  - d. Water Specialist Opinion - Taylor
  - e. Certifiability of 40,000 gal Tank - Vance
- 5) DSR Roads - Art
- 6) Brinkerhoff Right of Way - Art and Dan
- 7) Ten Year DSR Plan progress - Tom
- 8) Ranch Manager's Report
- 9) Lion Hunt Halt - Dan
- 10) Next Meeting Date

**Agenda**  
**DSROA Board Meeting**  
**Feb 7, 2002 3 pm**  
**865 S Hillside Drive**  
**Kanab, UT**

- 1) Introduce visitors
- 2) Approve Jan 12 minutes
- 3) Follow up last meeting assignments
  - a. Ten Year Grazing Plan - Taylor
  - b. 40,000 original seller agreement - Art
  - c. Financial Report - Barbara
- 4) Fees for horse rides and fishing - Art
- 5) Point System - Tom
- 6) Water system - Tom & Art
- 7) Roads - Tom
- 8) Work on Cabins - Tom
- 9) Dales Questions for Board - Dale
- 10) Ranch Manager
- 11) Contacts for Future Hunting
- 12) Next meeting schedule

# **2001-2002 DSROA Board**

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## DSROA Board Meeting Minutes

Thursday April 18, 2002, 4:00 pm  
Garden Cabin

Board members in attendance: Art Ortoloni, Tom Massengale, Taylor Button, Larry Clarkson. Milo Medley was excused because of sickness.

Others Present: Vance Beckstead, Dale Clarkson, Larry Baer, Sean Foster

Minutes:

*Tom Made a motion, seconded by Art, to accept the minutes of March 16, with the typo correction,*

*415.00 changed to \$15.00, on the average cost for laundry. All in favor.*

Financial: report approved

Fish will be delivered next week, cost approx. \$800.00, for 300 lbs.

### FOLLOW-UP ITEMS:

a. 40,000 gal water tank

Most phone #s are disconnected, Dale did get a hold of the wife of one of those involved.

Carry over to next meeting.

b. *Beckstead written horse release was reviewed and approved with one change in the wording, that DSROA "will" be responsible for major accident or death etc. of horses.*

*Art made the motion, Tom 2nd, Approved*

To be reviewed by Ed Robbins.

c. Lock boxes have been installed in each cabin. Need labels saying they are for donations

for Ranch upkeep, not tips.

d. Three well drillers estimates: TOM

All locations are at the barnyard sight, same basic specs

Fletcher Bros. \$ 28,800

for 700 ft grouted well, \$2,500 each additional 100 ft.

Walter Cluff, \$38,900

Cothorn & Sons, \$28,950

*Tom made a motion to approve a well sight in the barnyard, southwest corner by old equipment, as an optional sight to the previously approved sight in the well field.*

*Larry 2<sup>nd</sup>. All in favor.*

e. Newsletter: did not go out last month, no horse or fish change notification.

Newsletter items to be to Barbara by this Monday, 22.

f. *Deer Tag: Larry C. made motion to accept Gary Carsons bid of \$4,800, for 2002. Taylor 2nd, all in favor.*

See attached written contract.

g. Horse statistics: Vance presented the #s turned into the insurance for last season.

See attached copy.

Tom's Report:

a. Old Barn: Robinson's gave us a bid a few years ago of \$4,100 for a new metal roof,

wood sheeting and rafter replacement( as needed ).

Tom said in talking to Brent that Brent thought they could do all the first bid and put

cement under the supports for under \$10,000.

Tom to get an actual bid.

b. John Pardo grading: Grading is on going, Slide Canyon area now.

Tom owes \$75.00 for private work.

c. Other: Brinkerhoff road/gate, DSROA to install a single 16ft gate above the Y just off the county road.

Taylor to order gate and supply a 3" steel post to be cemented in.

Beckstead Report:

All new decks have new metal stairs now. Diane is putting on handrails now.

More trees have been planted by the ponds.

Ongoing work to get upper cabins ready. Cabins 1&2 are getting new low flush toilets

to help water consumption. #1 is also getting new vinyl in both bathrooms, downstairs

requires new sub floor and leveling .

Everything else that needs to be done to get upper end ready.

Upper Cabin Water Tank: Taylor

We need to get the new 10k tank ready and installed so it can be filling now.

Tom is to make this Brent Robinson's priority for the coming weeks.

Road and sight work as well as moving the tank in position so it can be hooked up.

Alternate Sources of Income:

Tom made a proposal to look at selling lot #1 to the owners in Podunk, for \$50,000.

This will be looked into as a possibility.

Vance showed a drawing of storage facilities that could be built and rented out.

This was not high in our past survey but we have people paying us to store things

now in the old sheds.

Other Items:

Cabin Plans, 5 owners turned in building plans for approval.

Art Ortolani, lot #215

Dan Ortolani , lot #164

Suzanne Tuckey, lot # 221

Barbara Balagna, lot #s 133 & 136

Doyle Edson, lot # 114

*Taylor made a motion to accept, Tom 2nd, all in favor.*

*Dale Clarkson proposal to drill a "certified" well, east of the ponderosa grove at the north end of the meadow. Dale to cover all costs. DSROA to be able to get water from this well, as well as a source for members. DSROA will pay for any piping we need. No hookup fee to DSROA. Ed Robbins to write a contract to cover DSROA. Tom made motion to accept Dale's offer, Taylor 2<sup>nd</sup>. All in favor. Will be official after agreement is signed.*

A letter was read from Scott Hacking to Kerry Carpenter encouraging quick approval for this well. DSROA also to write a letter.

Milo asked that we look at more ways to make the HQ/ Barnyard area look more presentable. Taylor to give ideas for fencing. Old equipment to be sorted (with board help) and some possibly sold. More brush to be cut out by Becksteads.

Work Day:

May 4th to be a work day at the ranch, All board members and as many members as can

are to come and help do projects. A hamburger dinner after.

Next Meeting: May 4th, 6:00 pm, after work day and dinner at the ranch

# **Agenda**

**DSROA Board Meeting**  
**Saturday, June 22, 2002 4 PM @ Ranch**

- 1) Approve minutes of prior meeting**
- 2) Financial report**  
**Review Budget vs. Actual Expenses**
- 3) Follow-up Items**
  - a. 40,000 gal tank - Art**
  - b. Old Barn Bid - Tom**
  - c. Liability Insurance - Taylor**
  - d. New Grader - Art**
  - e. Payment of Deer Tags - Larry**
  - f. Lower Well - Tom**
  - g. 10,000 gal tank - Vance**
- 4) Upper Well progress - Tom**
- 5) Newsletter - Tom**
- 6) Annual Meeting Deadlines -**
- 7) New Ranch Manager**
- 8) Roads/Gravel**
- 9) Next Meeting Schedule**

**Agenda**  
**DSROA Board Meeting**  
**Sat., July 13, 2002, 4 pm @ Ranch**

Introduce visitors

June 22 minutes approval

Financial report

- 1) Follow up on Old Business
  - a. Epoxy job on the old tank - Art
  - b. Lease grader to Larry - Larry
  - c. Lower well bids - Tom
  - d. New grader condition - Tom
  
- 2) Replacements for Beckstead's - Larry/Art
  - a. Job descriptions
  - b. Wages
  
- 3) Newsletter - Tom/Taylor
  - a. Official ballot - Taylor
  - b. Other updates - Tom
  
- 4) Annual meeting - Art/Tom
  - a. Review voting rules
  - b. Official agenda
  - c. Changes to Rules, Bylaws - Tom
  
- 5) Sale of Starband System - Art
  
- 6) Ranch manager's report - Becksteads
  
- 7) Next meeting schedule

## DSROA Board Meeting Minutes

August 8, 2002 4 PM

Taylor Button Home in Kanab

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

Others present: Dale and Patsy Clarkson, Barbara Button, Larry Baer, Nyle Willis

Minutes of prior meeting read and approved.

Financial report accepted.

Reviewed invoice submitted by Phil Hall for road work in Birch/Gravel Road area. Does this include the grader work? Larry C to look into it.

Nominees for the board positions are: Nyle Willis, Larry Baer, Phil Hall, Art Ortolani, and Dale Clarkson.

The proposed bylaw and PCR changes were discussed and clarified. Tom to type up the proposed changes for the newsletter.

Tom and Art will put together the survey and have all board members review it.

Larry Baer will make a suggestion box for the annual meeting for members to put in suggestions.

Art will ask Randy Brown to be the official ballot counter.

The official agenda was discussed and approved.

The barbecue after the meeting was discussed. Menu will be hamburgers, dutchoven potatoes, baked beans, and green salad. Larry C will get the grill. Danny Clarkson will start the fire and cook the potatoes. Dale will bring the chairs and tables. Nyle will bring the PA system.

Discussed possible wage for Barbara and Nathan Button for time at the ranch.

Meeting adjourned at 7:30 pm.

*This is the Official Ballot Form. Please see instructions and explanations of all items in the attached pages.*

## Deer Springs Ranch Owner's Association Annual Meeting Official Ballot for 2002

Owner: \_\_\_\_\_

Lot Number: \_\_\_\_\_

Signature (if voting by mail) \_\_\_\_\_

Fill this out ONLY if you wish to assign your vote to another person. Date \_\_\_\_\_

I have assigned my vote for this lot to: \_\_\_\_\_

Signature of legal owner: \_\_\_\_\_

### I. Election of Board of Directors

Vote for two

Larry Baer \_\_\_\_\_  
Phil Hall \_\_\_\_\_  
Art Ortolani \_\_\_\_\_  
Nyle Willis \_\_\_\_\_

Write in candidate \_\_\_\_\_

### II. Proposed PCR Changes

Vote Yes to change to new wording

Vote No to leave as is

Proposal #1    Yes    No  
Proposal #2    Yes    No  
Proposal #3    Yes    No

### III. Proposed Bylaw Changes

Vote Yes to change to new wording

Vote No to leave as is

Proposal #4    Yes    No  
Proposal #5    Yes    No  
Proposal #6    Yes    No  
Proposal #7    Yes    No

**If voting in person, bring this ballot to the annual meeting. If voting by mail, complete and mail this page to DSROA, P O Box 254, Kanab, UT 84741. This ballot must be received by Friday, Sept 13, 2002. If voting by proxy, fill in the box above and deliver all materials to your proxy.**

## ANNUAL MEETING 2002 MINUTES

MEETING CALLED TO ORDER @ 1:05 PM BY PRESIDENT ART ORTOLANI

Larry Clarkson had the minutes of last annual meeting. Larry Clarkson not there. Everyone asked to introduce themselves.

Art said that the Board had done what the people wanted during the past year. All problems were due to misunderstandings or miscommunications. He suggested that we use Email to overcome the above problems. Questions about Ranch Management will be answered by Board Members.

Tom Massengale

Barbara Button said that she appreciates the Becksteads.. They had introduced color coded sheets. Blue sheets for on size bed , Green for another, etc. They had also purchased extra parts for lanterns, which were badly needed and she did not have to go hunting or to town for them. She also thanked others who had pitched in to help her. She gave out thank you cards.

Larry Clarkson

1. Minutes - not available will be taken off ? And mailed out for approval@ next annual meeting.
2. Please do not litter the ranch property or roadways.
3. Keep ATV's out of other people's property. Respect everyone's privacy.
4. Do not drive on other people's property. RESPECT THEIR PRIVACY AND PROPERTY.

Taylor Button

1. The Ranch has suffered a bit loss not only in Vance Beckstead, but his wife.
2. Everyone needs to take an interest in the ranch.
3. As part of the assessment each property owner should be required to put in some work on the Ranch.
4. There is a seven year grazing agreement with Robinson. Due to drought there

has been limited grazing this year. The income for grazing will not be as much this year.

Tom Massengale

The board members had no disagreement among themselves after their meeting was over. All accepted the vote and worked accordingly.

Milo

1. Was not elected, but appointed.
2. The board was not contentious
3. Original concepts –  
1982 information on what was envisioned

New cabins  
Pavilion  
R V Campgrounds  
Community Center

4. Be your own person - investigate on your own. If you want to know for sure do your own checking.

Art

1. When driving around and you throw anything (garbage or otherwise) in the back of your truck, be sure it is secured with a tarp or something.

2. The board did not fight.
3. The board suffered because of negative E Mailers.
4. Be your own person. Any complaints please contact the board.

Taylor

The grader was purchased on a five year contract.

John Pardo runs the grader for the association - roads are in good shape.

The tractor was purchased, but is not satisfactory - it is to be sold.

200% in debt

legal fees supposedly done

## THERE IS A QUORUM PRESENT

The candidates were asked to introduce themselves

Dr. Hall - Dentist - lives in St. George

1. Believes in being organized
2. The past is spilt milk - we must move on - disappointments and misunderstandings must be put aside.
3. He will attend the meetings.

Larry Baer - Property owner since 1996 (first lot) 2000 (second lot)

Previously served on the Board and is willing to again undertake the job.

Nyle Willis - Property owner since 1976

1. Believes we must do some strategic planning
2. Too much bickering

## PCR

1. Remove Clarkson Properties from Association paperwork. Done by Court Order
2. Divide 20 acres into 10 acre parcels or not - Not allowed by the County Regulations
3. Two houses are allowed on each 20 acres per Kane County Codes.
4. 300 lots of 20 acres or more. 1 vote per 20 acre lot
5. Voting by mail only - Larry Walters said to vote no. Sometimes we need clarification  
On some things to properly make up our mind and can best get it at the meeting .
6. Compensation to President.

Taylor Button suggested the President to get \$100.00. Board members to share

\$500.

Stu Anthony

Volunteer work - free compensation for expenses.

7. Five man board to be expanded to Seven man board.

#### RESULTS OF VOTING:::

1, 2, 3, 4, 5, 6 failed

7 passed there will be a seven man board

Art, Phil, Nyle and Larry Baer. Were elected.

#### Board composed as follows:

Larry Baer, President  
Phil Hall, Secretary  
Nyle Willis, Treasurer  
Art Ortolani, Member  
Taylor Button, Member  
Larry Clarkson, Member  
Tom Massengale, Member

**Larry & Iva Baer**

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**From:** NYLE W. WILLIS, CPA <nww@kanab.net>  
**To:** <dsrlist@mediawest.com>  
**Sent:** Monday, September 16, 2002 10:48 AM  
**Subject:** Annual Meeting

Dear Members:

Just a short note to report on the DSROA annual meeting held Saturday at the ranch.

The meeting went fairly calm and peaceful.

All of the PC&R and Bylaw changes failed except for the last one which passed. This changed the composition of the board from a five member board to a seven member board.

The new board consists of holdovers, Tom Massengale, Larry Clarkson, and Taylor Button and newly elected Art Ortolani, Phil Hall, Nyle Willis, and Larry Baer.

The officers elected after the meeting are: Larry Baer, President; Vice President, (I'm sorry, I don't remember if we elected one); Phil Hall, Secretary; and Nyle Willis, Treasurer.

Nyle Willis

### Sept 2002 Survey Results

Should the Board move forward with grading and graveling the roads? Yes 67 plus DEC No 2

The original concept calls for six wells in various locations on the ranch. In your opinion, should DSROA go forward with this concept? Yes 39 No 13 plus DEC

Would you consider hooking up to a water system if it were available? Yes 38 plus DEC No 25

On a scale of 1 to 5, five being great, how would you rate your stay at the DSR Cabins?

Cleanliness 1-4 2-6 3-10+DEC 4-24+NW 5-8

Condition of fixtures/furnishings 1-2 2-11 3-25+DEC 4-17+NW 5-2

Condition of cabin structure 1-3 2-6 3-21+DEC 4-14 5-13+NW

In your opinion, should DSROA move forward with putting in:

Some RV Pads Yes 27+DEC No 29

A covered Pavilion Yes 39+DEC No 18

A small recreation lake Yes 22 No 34+DEC

How many weeks do you use in the cabins? None 7 One wk 13 Two wks 24+DEC Three wks 7

Would you be opposed to selling DSR owned lots? Yes 20 plus DEC No 39

Do you utilize horse rides? Yes 37 + DEC No 20

Do you fish at Ranch? Yes 37+DEC&NW No 26

Pave Kane County Road? Yes 43 + DEC No 9+NW

Should DSROA dictate decisions on members private lots? Yes 26+NW No 30+DEC

Order of priority w/out DEC

- #1 Roads
- #2 Water development
- #3 Cleaner cabins
- #4 Cabin renovations
- #5 Improve store
- #6 Covered pavilion
- #7 Keep the horses
- #8 New cabins
- #9 RV Pads
- #10 Improve fishing
- #11 Hire independent wrangler

Order of priority with DEC

- #1 Cabin cleanliness
- #2 Cabin renovations
- #3 Water development
- #4 Roads
- #5 Keep horses
- #6 Improve fishing
- #7 New cabins
- #8 RV Pads
- #9 Improve store
- #10 Pavilion
- #11 Hire independent wrangler

DEER SPRINGS RANCH OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
~~NOVEMBER~~ 14, 2002 - 5:17 P.M.  
SEPT.

Board members present:

Tom Massengale, Larry Clarkson, Taylor Button, Art Ortolani, Phil Hall, Nyle Willis, and Larry Baer.

**1. Election of officers**

Phil Hall nominated Art Ortolani for president seconded by Tom Massengale. Taylor Button nominated Larry Baer seconded by Nyle Willis. Larry Baer received four votes and Art received three votes. Larry Baer is the new president of the Association.

There was no election for vice president but Nyle Willis was elected Treasurer with no opposition and Phil Hall was elected Secretary with no opposition.

**2. Compensation**

Nyle Willis made a motion seconded by Taylor Button to limit the board president's compensation to \$ 200.00 per month plus reimbursement of reasonable expenses. All voted aye.

**3. Meeting schedule**

Art Ortolani made a motion seconded by Larry Baer to set the board's meeting schedule on the second Thursday of each month at 5:00 P.M. All voted aye.

**4. Adjourn**

Taylor Button made a motion seconded by Phil Hall to adjourn. All voted aye.

**2002-2003  
DSR Board Members**

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**Special DSROA Board Meeting Agenda**  
September 26, 2002

Board Executive Secretary Summary of meeting purpose:

The purpose of this meeting is to explore the apparent problems with the current reservation system for cabin time. Dale Clarkson has, in compliance with current rules for reserving time, made a request for nearly all cabin time for the months of June, July, & August of 2003. He is entitled to do this by virtue of the points he either has or anticipates having by January 1, 2003 upon paying of his annual dues on his lots. Mr. Clarkson's action brings us face to face with the problem that we do not have enough cabins or cabin time to accommodate all our members if they choose to try and make reservations. An associated problem is the whole question of point allocation and use. An overriding concern is the question of insurance coverage for not only members while visiting the ranch but guests of members. This brings up another question of "commercialization" of the ranch assets, ie. members selling their cabin time and associated benefits with points to non-members for monetary gain . It is not anticipated that after an hour or so of discussion the board will have enough information or time to make well thought out policy changes. Rather this meeting should hear suggestion, data, and discussion of ideas that can be reflected upon until the next board meeting that is only a few weeks away.

**AGENDA FOR MEETING**

- President Larry Baer.....opening meeting, call to order
- Review of past minutes to date.....Barbara Button
- Distribution of Kane County's Meadow Canyon road proposal.....Taylor Button  
(no discussion)
- Distribution of Committee assignments (Proposal only).....Phil Hall  
(to be finalized at October Board meeting no discussion)
- Report of last water sample.....Barbara Button  
(5 minute limit on discussion)
- Board members ideas on meeting topic (5 minutes each).....present board members
- DSROA members opportunity to present ideas .....(5 minutes/participant)
- Board members questions of those who have presented ideas..... (10 minutes limit)
- DSROA Board members closed discussion on ideas presented (1 hour maximum time)
- Meeting closed.

\*Please note all agenda items for the October Board meeting need to be submitted to Phillip Hall no later than 7 days prior to the meeting.



Deer Springs Ranch Board Meeting  
November 14, 2002, 5:00 p.m.

Larry Baer: Open meeting

Phil Hall: Minutes review for October

Barbara Button: Financial status report

Nyle Willis: Comments/analysis Financial Report

Follow up items from/since last Board meeting:

- A. Larry Clarkson: Report on last two years annual meeting minutes
- B. Tom Massengale: a) new draft of by-law proposals b) Ranch news letter draft c) copies of the Dan Ortolani letter d) Massengale/Hoyt gate issue
- C. Phil Hall: a) Murphy letter b) Conversations with Dan Ortolani, Pierce family, & Doyle Edison. c) Barbara Dawes letter
- D. Art Ortolani: a) Review of Barbara Button letter to county about recent accidents and county road. b) Report on Graveling of Meadow Canyon road and around cabins c) BLM map copies for the Board of available gravel sites on Ranch d) report of conversation with Christine Moore regarding \$15,000.00 for well project. e) fire dept.
- E. Discussion on motions & proposals/reports made since the last Board meeting
  - Duties and assignments for Board members proposal
  - Johnny Brown road assessment
  - General Ranch road assessment
  - Annual dues increase -
  - Barbara Button letters (job descriptions etc. & her replacement)

New Business:

Larry Bear:.....Grader

Taylor Button:...Fencing project

Barbara Button:..Electrical problems

Barbara Button:..Web site/credit card concerns

Barbara Button:..Half Moon well

Phil Hall:.....Dan Ortolani 2<sup>nd</sup> letter

Dan Ortolani.....Concerns (10minutes per request)

Art Ortolani.....Concerns (10 minutes per request)

Tom Massengale..Concerns (5 minutes per request)

None agenda items (items not called in to the Board secretary one week in advance of Board meeting) time permitting and on approved motion of Board members present

**Deer Springs Ranch Board Meeting Minutes**  
**November 14, 2002**  
**Nyle Willis Office 5PM**

Board Members present: Larry Baer, Taylor Button, Phil Hall, Tom Massengale, Art Ortolani, Larry Clarkson, and Nyle Willis

Others present: Jerry Racine, Lee Bellar, John Pardo, Dan Ortolani, and Barbara Button

Taylor made a motion, seconded by Art, to accept the minutes of the October board meeting with one addition. Add Nyle Willis to the board members present.

Barbara presented the current budget standings. Nyle will present the 2003 budget at the December meeting.

Follow-up business

- a) Larry Clarkson is still working on the minutes of the last two annual meetings.
- b) Tom Massengale presented new drafts of bylaw proposed changes. He also read what he has written thus far for the newsletter. He will finish them and e-mail copies to all board members for approval before Barbara mails anything.
- c) Tom presented a request for the board to hear about an issue regarding gates across the road to his house. *After discussion, Larry Clarkson made a motion, seconded by Taylor, that Association roads cannot be gated by members unless the member is the last one on the road or all of the members behind the gate agree to have a gate and all have a key. The Ranch Manager also must have a key also.*  
*The motion carried with a unanimous vote. Tom did not vote.*
- d) Phil Hall presented Larry Murphy, Barbara Dawes, and Dan Ortolani letters. He discussed the various ideas they presented.
- e) Art had a conversation with Lou Pratt, Kane County Road Supervisor, and he believes that the county cannot pave the road to Deer Springs Ranch at this time. Art encouraged him to consider improvements with gravel. Art brought a map of mineral rights owned by the Government. There are several areas on the ranch that the Government does not own. We will look at getting gravel from those locations. *Taylor made a motion, seconded by Nyle, to have Art try to deal with the government in regards to the bill for \$3675.00 for mineral royalties. He will try to get them to trade the membership dues they owe the Association for the bill. The motion carried. All in favor.*
- f) John Pardo gave the following information. Brent Robinson hauled 1739 yards of gravel to Johnny Brown (74 loads). There was 7000 yards screened by 3H for the Ranch, plus 800 more yards given the Ranch by the county for access to the gravel pit via the airport road for a total of 7,800 yards. Of this gravel stockpile of 7,800 yards the 1,739 yards Johnny Brown received represents 22% of the total. The remainder of the gravel has been hauled and spread around cabins and on the Meadow canyon road. The Board discussed the matter of proportionate

treatment of different areas of the Ranch. The conclusion reached was that over the long haul all areas and lots owners of the Ranch would receive as equitable a treatment as possible. Equal treatment cannot happen each month or even each year because of the nature of certain projects and needs of the Ranch.

- g) Art will talk to C Moore regarding water to her lot.
- h) Art made a proposal that he and Brent Fulmer establish a DSR Fire District. The Board approved the idea generally but wanted more specifics. Brent is donating a pumper truck. This District should be eligible for a portion of county funds for fire fighting. Art and Brent are to put together a complete ranch fire protection proposal and present it to the board in the next few months. The result of such organization and effort will result in better insurance rates for the Ranch and those who have or end up building cabins
- i) Phil to set up an e-mail address for the Board. Phil to write a thank you to Barbara Dawes for donation of money to purchase dishes for four cabins.
- j) *Phil made a motion, seconded by Taylor, to accept the enclosed copy of the individual board responsibilities as a working model. Members will be encourage to contact the Board member in charge of a particular area they are interested in to volunteer their ideas and support. The Board President and Vice President are to divide the other board members up between them to oversee each one. All in favor. (Enclosure 1)*
- k) There was discussion about the remaining 1.1 mile of main road in the Johnny Brown area that was unfinished. It was felt that there should be an assessment to the people in that area to help with some of what has been accomplished and some of what is left to be done before any further work is done. Lee Bellar volunteered to be an organizer of the lot owners in that area to complete their road just like Phil Hall did with the Birch/Gravel road project this last year in his area. John Pardo offered his time and talent to help Lee Bellar with the project and run the grader at no charge. The Board agreed to hold off making any assessment to the Johnny Brown area and let them do it themselves with Lee Bellar and John Pardo's leadership and help. The Ranch will allow use of the grader but not expend any addition funds towards completion of this project.
- l) Taylor presented a proposal for changing the reservation/point system and raise the annual dues a modest amount. The matter had been discussed briefly the last two board meetings. Before the meeting the outline of a working model was sent to Board members for their consideration. After several hours of discussion and many compromises *Taylor made a motion, seconded by Art, to accept the enclosed proposal. The voting was not unanimous but the resolution passed. (Enclosure 2)*
- m) The disposition of the Ranch this winter was discussed and input received form Taylor and Barbara Button. At the end of November the Button's will take some of the animals to Kanab and arrange for care of the other animals left at the Ranch. Winterization as needed to be done.
- n) The hiring of a wrangler that interview with the Ranch last month for next year was discussed. Also discussed was a host family Larry Clarkson would like us to interview. The Board members felt that they should look at the 2003 budget next

treatment of different areas of the Ranch. The conclusion reached was that over the long haul all areas and lots owners of the Ranch would receive as equitable a treatment as possible. Equal treatment cannot happen each month or even each year because of the nature of certain projects and needs of the Ranch.

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month and then consider our ability to pay these different people before making any commitments or hiring any one.

#### New Business

Grader – Larry Baer would like a monthly copy of the log John Pardo has on the use of the grader. John said he would provide the log and would volunteer his time on the grader for snow removal this winter. The ranch would just need to buy the fuel. This was agreeable to the entire Board.

Fence Project – Taylor presented ideas where some new fences and gates would help to control trespassing, especially during the hunting seasons. Larry Clarkson said he felt that some outfitters would help with the cost to insure their exclusive use of the Ranch permits sold them. This project would also help keep live stock north of the Ranch headquarters and keep people off the air strip. The approximate cost would be \$1800. It was felt that the idea sounded good and would be looked at when finalizing the yearly budget next month.

Electrical problems – Water has gotten into the main line from the generator to the cabins and shorted them out. Garkane will look at the problem for a minimum of \$200. Board authorized Button's to proceed with the job.

Web Site – Barbara presented two proposals and costs for each for improving our web site. After discussion, the Online Marketing plan was accepted. Barbara to continue work on the site.

At this point it was 10:10 p.m. The Board members had been in session for 6 hours straight and everyone was tired. The meeting adjourned.

Next Board meeting will be December 12, 2002 at Nyle's office at 5 pm.

Agenda for the Deer Springs Ranch Board Meeting

December 11, 2002

Open; President Larry Bear

Review of November minutes

Announcement of Meeting protocol: Phil Hall

Main Item or Meeting Objective: 2003 Budget

Nyle Willis (Nyle will need to leave by 7:30 so we will the Budget first)

Follow up items:

1. Larry Clarkson: Past Annual meeting minutes
2. Phil Hall: report on e-mail site
3. Art Ortolani: report on Gravel assessment of \$3,675.00 by Government versus membership dues thy owe us
4. Barbara Button/Phil Hall: news letter for year end report to membership
5. Phil Hall: wrangler report
6. Larry Clarkson: host couple report/interview
7. Ranch care for winter and future i.e. Relationship with Button's etc.
8. Status of by-law proposal changes (when to vote on)
9. Larry Baer: division of Board members between President and Vice-President
10. Barbara: Report on repair of electrical line to generator by Garkane
11. Barbara: Web site design (show and tell)
12. Art: report on disposition of Christine Moore and water to her lot ideas

New Business:

1. Larry C.: Building permits, property lines and survey markers, Board review of building plans, old grader sale, etc.
2. Tom Massengale resignation letter from the Board: acceptance/replacement
3. Notice of Mr. Robbins notice to Board via Larry Bear (he with draws from representing us presently)
4. Nyle Willis: Spending approval procedures/funds etc.
5. Nyle Willis: 2003 Budget proposal

Petitions to be heard for none agenda items (per approval of Board and time permitting)

Assignments for follow up next meeting made:

- 1) Larry C keep working on past annual minutes.
- 2) Barbara set up a Board e-mail address and tie it in with new site.
- 3) Phil to write an article about new Board responsibilities for the newsletter.
- 4) Larry B to write a letter for Newsletter.
- 5) Nyle to get a copy of budget to Barbara for newsletter.
- 6) Larry C to write article about easements, building permits, etc. for newsletter.
- 7) Barbara to assemble and mail the newsletter with each members statements.
- 8) Phil to write a letter to Brent Fulmer upon inspection of site by Taylor regarding placement on well on Lot 117.
- 9) Larry B and Art will get together to divide responsibilities between them.
- 10) Taylor reported on repair of generator or electrical line. Authorized to call Garkane.
- 11) Larry B to talk with Tom Massengale regarding resignation.
- 12) Art to talk with C Moore about water to her lot.

Next meeting is scheduled for January 16, 2003, at Nyle's Office.

**Deer Springs Ranch Board Meeting Minutes**  
**December 11, 2002**  
**Nyle Willis Office 5 pm**

Board Members present: Taylor Button, Nyle Willis, Larry Clarkson, Larry Baer, Phillip Hall, and Art Ortolani

Others present: Barbara Button, Lou Pratt, Wendell Hoyt, and Dan Ortolani

The prior meeting minutes were discussed but were never accepted or approved.

Larry B turned the meeting over to Lou Pratt, Kane County Road Supervisor, for discussion regarding roads and gravel. After much discussion, it was decided that DSR doesn't owe the County nor the County owe DSR. But in the future, we should always have everything in writing to avoid misunderstandings.

Nyle presented the 2003 budget. It was reviewed by all. *Nyle made a motion, seconded by Larry B, to accept the 2003 budget as presented. All in favor.*

Discussion items:

Wendell Hoyt inquired about the gating of his property and it was explained to him that he could not gate a Ranch road but could place a cattle guard if he chose to.

Phil suggested that Ranch e-mail site be tied to the dot.com site

Phil reported that the wrangler was still interested in the job.

Buttons reported that the Ranch was winterized and that they had arranged to take care of the animals etc. and would continue to do so for \$ 500.00 per month through the winter (end of March).

The couple Larry Clarkson had in mind for a guest couple where no longer available

All agreed that by-law proposals would have to wait until the annual meeting for any new voting to take place.

Barbara reported that the web site was very near completion

A decision on a replacement for Tom was deferred until next meeting after Larry B had a chance to talk to him and determine his reasons for resigning.

A discussion about Board members conduct; verbal and otherwise was discussed. A code of conduct for Board members was to be written after more discussion to avoid being liable directly or indirectly for unofficial representations or replies to members questions or member inquires and to define unacceptable conduct becoming a Board member in other ways, such as finances, unlawful conduct, morality issues etc.

The electrical line to the generator still not repaired.

Dan Ortolani apologized for sounding demanding last meeting. He would still like to see the Board unlock a small amount of resources to increase Ranch capital and greatly improve Ranch. Dan would like to put together a proposal to raise money for the Ranch. Board would review any proposal Dan puts together.

Larry Clarkson discussed an ongoing problem of lot members, contractors, and others moving survey stakes, abusing right-of-ways, and other infringements on property rights. Art requested that the topic of Tom's resignation be on the next meeting agenda.

**IMPORTANT - PLEASE NOTE**  
**Reservation/Point System**  
**Changes for 2003**

1. No points will be given starting Jan 1, 2003. Each lot owner (DSROA member) may book up to two weeks of cabin time per year.
2. Definitions: **Member:** a DSROA lot owner. **Non-Member:** Anyone using or staying at the Ranch who is not staying with a member. **Guest:** Anyone staying at the Ranch with a member.
3. A cash reservation fee of \$25 for members and \$75 for non-members will be due at time of reservation request. **This will be non-refundable after confirmation of reservation.** Currently, some members make reservations but do not cancel and never show up. Charging a reservation fee will insure that members are serious about wanting to use the cabins.
4. If a cabin is empty one week in advance, a member can book it without using any annual weeks. But they will still pay a reservation fee of \$25 and a charge of \$25 per night (with a minimum of \$50.00 plus reservation fee). Cabin 1 and the Garden Cabin will be \$50 for each night. If they use their annual week, there will not be a nightly fee. In 2003, members may use left over points in place of a nightly fee.
5. Horse rides will be \$5 per hour (minimum of 2 riders or \$10 per hour single rider). No maintenance fee. All non-members will pay \$15 per hour.
6. Fish will be free. Dale Clarkson has offered to pay for the fish this year in exchange for no fishing fees being charged.
7. In 2003, points will still be good for horses (10 points) and cabins on the daily rate. But members must still pay the reservation fee. All points are void at the end of 2003.