

Agenda for the Deer Springs Ranch Board Meeting January 16, 2003

Open; President Larry Bear

Report by Larry Bear on talk with Tom Massengale

Discussion on Tom Massengales Resignation and current desire to withdraw his resignation

Review of November and December Minutes (Phil Hall)

Petitions to be heard for non-official agenda items (heard per approval of Board by vote for either immediate discussion or placement on next months agenda)

Note: all requests for agenda items not given to the Board executive secretary Phil Hall at least one week in advance fall into the non-official category

Follow up on Assignments made in December

- 1) Larry C to 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. (done)
- 4) Larry B to write a letter for Newsletter. (done)
- 5) Nyle to get a copy of budget to Barbara for newsletter. (done)
- 6) Larry C to write article about easements, building permits, etc. for newsletter. (done)
- 7) Barbara to assemble and mail the newsletter with each members statements. (done)
- 8) Phil to give copy of a portion of January Board minutes to Brent Fulmer upon inspection of site by Taylor regarding placement on well on Lot 117.
- 9) Taylors report on item #8 above.
- 10) Larry B and Art will get together to divide responsibilities between them.
- 11) Taylor reported on repair of generator or electrical line. Authorized to call Garkane.
- 12) Art to talk with C Moore about water to her lot.

New Business

- 1) Winter Status of Ranch Properties & equipment and services available to members November thru March.
- 2) Taylor Button...Making Cabins 7& 8 year round accessible and freeze proof
- 3) Nyle Wilis: Expenditure approval and accounting procedures
- 4) Barbara Button:
 - A) Year end financial statements (P&L, Balance Sheet)
 - B) A List of delinquent accounts owed the Ranch as of January 1, 2003 (not to include 2003 owed dues)

Closed Session: (Broad Members and Board secretary only)

- 6) Art Ortolani's concerns
- 7) Decision on Job division for this coming April and job description (Ranch host family, Wrangler, cleaning crew, manager etc.)
- 8) Phil Hall: Code of conduct for Board Members and penalties for breaches of agreed upon conduct.

DSROA Board Meeting Minutes January 16, 2003 Nyle Willis Office

Entire board present.

Others present: Nellie Hoyt, Bev and Jerry Racine, Patsy & Dale Clarkson, Lee Bellar, Brent Fulmer, John Davis, Barbara Button, Dan Ortolani, Betty Nuttall, Randy Sargent, Lynette Foster, Don Cox

Massengale resignation

Larry Baer spoke with Tom Massengale regarding Tom's resignation. After some discussion, *Larry Clarkson made a motion for Tom to remain a board member. Taylor seconded. Motion passed.*

Minutes

November and December meeting minutes were reviewed. Tom made a motion, seconded by Larry C, to accept minutes as written with one change. Larry Clarkson and Nyle Willis voted against the motion to accept the new reservation fee policy in November.

Non-official agenda items

Phil summarized the procedure for the handling of non-official agenda items. Several members present wanted to be heard by the board regarding several items. *Larry C made a motion to hear the audience's comments even though they were not on the agenda. All in favor.*

Fire district

Brent Fullmer discussed a ranch fire district. A fire district must be organized and recognized by the State. There is funding available for these fire districts. What kind of organization does the board want? There are several ways to collect mill levy. Board suggested Brent write up a proposal. Dale opposed to any fire district because he said it will increase water requirements. After more discussion, Brent said he will not pursue the fire district idea then but he will have a fire truck available for anyone to use.

New Reservation Fee

Dale asked for clarification on the new reservation fee. If Dale reserves a week in his name and pays \$25 fee, then later changes the reservation into a non-members name, how much more does he owe? Some thought that he should pay a new reservation fee of \$75 for non-members. Others thought that an additional \$50 should be paid to bring the total paid to the \$75 non-member charge. *Art made a motion, seconded by Tom, that any change of reservation from member to nonmember should be an increase of \$50 more. Larry B and Larry C for this motion. Taylor, Phil, and Nyle against this motion. Motion passed.*

Ways to raise funds

Dan Ortolani asked for a formal ok to proceed on a plan to raise funds without selling any assets of the ranch. The Board asked Dan to write a proposal. Dan said he didn't want to do that because it would require a lot of time and money on his part without a formal motion by the board to seriously consider his proposals. After discussion, *Taylor made a motion, seconded by Tom, for Larry Baer, Tom, and Dan Ortolani to work together to develop a plan for ways to make money for the ranch for capital improvements to present to the rest of the board. All in favor.*

Forest Road Easement

Art and Tom spoke with the Forest Service in Panguitch. A written easement will be forthcoming from the Forest Service for the road from Dan Ortolani's lot east toward the green gate.

Assignments completed

Barbara set up an e-mail address for the board of directors. It can be accessed from the site or at dsroa_bd@hotmail.com.

Phil wrote an article about new board responsibilities for the newsletter.

Larry B wrote a letter for the newsletter and Nyle got a copy of the budget in the newsletter.

Larry C wrote an article about easements etc for the newsletter and Barbara assembled and her and Larry B mailed the newsletter.

Taylor inspected a site for a well by Brent Fullmer and determined it was not on association property. Brent told to proceed using caution not to disturb others property.

Grader

Discussed where grader was being used and how much. Lee will ask John to park the grader at headquarters. Art will talk to John and tell him he needs approval for expenditures.

Cabin 7 & 8 replumbing

Taylor asked permission to get a licensed plumber to replumb cabins 7 and 8 to make them easily winterizable and less susceptible to freezing. *Tom made a motion, seconded by Taylor, to get cabins 7 and 8 replumbed for better year-round use for approximately \$400 each cabin. All in favor.*

Year end P&L

Barbara showed the board a year end profit and loss and also an accounting of past due accounts. A discussion followed regarding collecting past due accounts. Art is to find out about legal angles on possible ways to "sell" past due accounts to members.

New manager job description

Each Board member to write down a possible job description for new manager.

The Board then went into closed session.

Meeting adjourned at 8:15 pm.

Next meeting will be Thursday, Feb 20, at 5 pm at Nyle's office.

Agenda for the Deer Springs Ranch Board Meeting February 20, 2003

6:30 in Kanab at office of Nyle Willis

Open; President Larry Bear

Secretary Phil Hall; Review of January minutes

Petitions to be heard for non-official agenda items (heard per approval of Board by vote for either immediate discussion or placement on next months agenda or referral to Board member in charge of that area)

Note: all requests for agenda items not given to the Board secretary Phil Hall, at least one week in advance fall into the non-official agenda item category

Follow up on Assignments and special reports

- 1) Larry C Past two annual meeting minutes
- 2) Art report on talk with C. Moore
- 3) Report on Larry Walters letter; Phil Hall
- 4) Larry B. Water/well report

New Business

- 1) Taylor Button; report on talk with Brent Robinson about 2003 grazing and gravel screening.
- 2) Larry Clarkson; Fred Searles road change
- 3) Larry Clarkson; Joe Mcelroy cabin approval
- 4) Ben Clarkson; mountain bike competition on Ranch Roads in March
- 5) Independent financial audit; should we order one or not? Do we have a choice since it is a By law?
- 6) Nyle Willis, Barbara Button; Case by case review of all debt over thirty days past due that is owed the Ranch. A vote on collection procedure for President Larry Baer to follow with each case.(note: we will collect on the name associated with the lot on record with the county) The question is can we do our own thing or are we obliged to do exactly as the Protective covenants and by- laws say we should?
- 7) Phil Hall; Web site decision (do we stay connected to The Clarkson site or have our own. What should the site do or include?)
- 8) Rules and Regulations: 2003 version. Phil Hall to give background and explanation.
- 9) News Letter; A news letter based on the decisions made in the items above.
- 10) Art Ortoloni: Report on use of grader by hours and by job. Revenues collected and expenses itemized such as diesel fuel parts etc. Disposition of John Pardoe.
- 11) Presentation; Larry C. on management ideas for the Ranch
- 12) Presentation; Tom Massengale ideas about Larry C for manager, Dan Clarkson host family, Judy Wrangler.
- 13) Presentation; Taylor Button on his managing Ranch with him supplying staff for cleaning, wrangling, hosting etc.
- 14) Questions and discussion on Larry C's, Tom's, and Taylor's proposals.

DSROA Board Meeting Minutes
Feb 20, 2003 6:30 PM

Board present: Larry Baer, Tom Massengale, Larry Clarkson, Nyle Willis, Taylor Button, and Phillip Hall

Others present: Barbara Button, Dale and Patsy Clarkson, Brent Nielsen

Nyle made a motion, seconded by Tom, to accept the January minutes as written. All in favor.

Follow Up Business

- 1) Larry Clarkson said he doesn't feel it is his responsibility to do both 2001 and 2002 annual meeting minutes. He almost has 2001 done. Phil and Barbara will work on 2002 minutes as Phil is the 2002 board secretary.
- 2) Board discussed setting a precedence by allowing a member to connect into the old well at headquarters. *Taylor made a motion, seconded by Phil, to contact Ms. Moore and suggest she organize her neighbors and drill their own well. All in favor.*
- 3) Phil presented a letter to reply to Larry Walters. *Nyle made a motion, seconded by Phil, to send the letter from the board to Larry Walters only. All in favor.*
- 4) Larry B requested an extension from the State of Utah on the water well drilling. The original quote by Cothorn Drilling was accepted last year, but Cothorn has not done the well. So Larry B will contact two other drillers and have them quote us to drill the well and report back to the board.

New Business

- 1) Taylor talked to Brent Robinson. He will keep his cattle in NM until late summer this year to help DSR grass regenerate after the last few years of grazing and drought. Drought permitting, Brent will bring his cattle to the ranch late summer and still graze them for the usual length of time. The ranch should not lose any revenue from this plan.
- 2) Larry C had spoke with Fred Searles regarding Searles desire to change the road on his property. The road will enter and exit his property in the same place as it currently does. The Board felt that Larry should find out a little more information and report back.
- 3) Nyle presented a proposal prepared by Ben Clarkson regarding a mountain bike ride across some ranch property. The event will be April 23 and include approximately 16 cyclists plus approximately 12-15 Land Rovers. They will stay on existing roads. This is the fourth week of a tour which has included four continents. They offered to pay the ranch \$1000. DSR will be covered under the events \$1M liability policy. *Taylor made a motion, seconded by Larry C, that we accept the proposal. All in favor.*
- 4) Barbara handed out a list of Accounts Receivable. Dale Clarkson was present and volunteered to help with the project suggesting that he thought he could encourage many to come current with their assessments. After discussion by the Board, *Phil made a motion, seconded by Taylor, that Dale Clarkson and Barbara Button form a fact finding committee and within two weeks (by March 6) set a collection time table (no longer than 90 days for pre collection efforts) and suggest a plan to collect the*

- past due accounts that do not respond. All in favor.*
- 5) Our bylaws call for an independent audit annually. To our knowledge, there has never been an independent audit as it would cost from \$4000 to \$5000. Board suggested the bylaw language be changed to allow a committee to review and audit the books each year. This then could be done by several members of DSROA as a committee. Nyle will prepare a report for an audit by the end of March.
 - 6) Phil presented a proposal for the DSROA to get their own web site (DeerSpringsRanch.org) and only link or mirror the calendar with the Clarkson site. The site would be totally independent of the Clarkson site with the one exception of the calendar. Barbara would be the only one capable of posting a reservation and making the final cabin reservation confirmation after all criteria for reservations are met as specified by the Board. Patsy and Dale Clarkson were present and agreed. Phil also outlined general headings and pages to be placed with the Ranch's web site. Phil Hall volunteered to pay his own employee (a programmer) to design and set up the web site. The Ranch to pay the transfer fee of information by Online Marketing (\$150) and the monthly hosting fee (\$20). After much discussion, *Phil made a motion, seconded by Nyle, that Phil and Dale and Patsy Clarkson will communicate with Mark Wade of Online Marketing regarding how to proceed to set it all up. All in favor.*
 - 7) The board went over the suggested 2003 version of the Rules and Regulations that Phil had put together. These reflected the reservation system and horse riding fees and new no point system as voted on and approved in November 2002 by the Board. With some minor changes to wording all but section one was approved before Phil had to leave. Phil to get back to Board members with a new draft incorporating the changes agreed upon so that they can be sent to the members as soon as possible. All board members to look it over more and e-mail Phil with suggestions.
 - 8) Larry Clarkson presented his idea of how the ranch should be managed. He suggested that an over-all manager be in charge of the cleaning crew, the wrangler, and the greeter/host person. Larry was not sure that he actually wanted to be the manager though.
 - 9) Tom Massengale presented the names of people that had expressed an interest in positions at the ranch: Larry C to be manager, Danny Clarkson and his wife to be the host/greeters, and Judy Sherod be the wrangler.
 - 10) Taylor presented his plan for management of the ranch. Taylor would be the general manager and as such he would hire the rest of his staff. The ranch would pay him only. He would be in charge of hiring, taxes, worker's comp insurance for his staff of cleaners, wranglers, host/greeter, road equipment operators, and other laborers. After discussion, *Tom made a motion, seconded by Nyle, to hire Taylor for general manager pending a written proposal from Taylor on the details and dollar figures. All in favor.*

Meeting adjourned at 9:50. Next meeting will be March 27, 2003 at 5 pm at Nyle's office.

Agenda for the Deer Springs Ranch Board Meeting March 27, 2003

5:00 pm Kanab at office of Nyle Willis

Open; President Larry Bear

Secretary Phil Hall; Review of February minutes

Petitions to be heard for non-official agenda items (heard per approval of Board by vote for either immediate discussion or placement on next months agenda or referral to Board member in charge of that area)

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Follow up on Assignments and special reports

Larry C, Phillip Hall, Barbara Button, Past Annual meeting minutes.

New Business

1. Ranch manager: vote on Taylor Button proposal
2. Report on grader from John Pardo
3. Financial audit report: Nyle Willis
4. Larry Clarkson report on Utah DWR
5. Report on Delinquent accounts status and proposal for collection: Dale Clarkson and Barbara Button.
6. Dale Clarkson presentation of his ideas on water development
7. Phil Hall; Web site status report
8. Phil Hall; report on member request to improve fishing dock
9. Discussion on final Rules and Regs Draft... Phil Hall
10. News Letter; A news letter based on the decisions made in the items above.

DSROA Board Meeting Minutes**March 12, 2003 5:00 PM**

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

Others present: Barbara Button, Dale Clarkson, Lee Bellar, John Pardo, and Larry Murphy

Tom Massengale made a motion, seconded by Phil Hall, to accept the February minutes as written. All in favor.

Follow Up Business

1. Larry C reported that the 2001 minutes of the annual meeting are done. Now that he understands what is required, Larry C will also finish the 2002 minutes.

New Business

1. Taylor presented a bid by Alma Fletcher to drill the new well by headquarters. *Nyle made a motion, seconded by Art, to accept Alma Fletcher's proposal and proceed immediately. All in favor*
2. Larry Baer presented his cabin plans and they were approved unanimously by the Board.
3. Larry Clarkson reported on the Utah DWR situation with respect to deer tags. The Ranch will not be getting a tag this year. The DWR will be selling them and on a proportionate basis return money to those who were due tags. Larry C suggested the ranch consider allowing only one hunter by written permission to hunt on the ranch. Larry to contact Gary Carson regarding this idea.
4. Proposal by Taylor Button to be the new Ranch manager and provide all his own employees to get the job done was reviewed and approved by the entire Board
5. John Pardo voiced dissatisfaction with the way his pay for being the grader operator was handled. Nyle Willis informed him of the legal requirements of the IRS that the Ranch followed. John then gave a general accounting for the use of the grader. He asked questions about operations and policies regarding the grader for the coming year. He was referred to Taylor Button.
6. Dale Clarkson presented generalities about a potential use of Lanny Legg's well in the half moon field. He felt that the Ranch might be able to enter into some lease agreement for the use of water from this well. He wanted to know if he should pursue engineering studies to look into the mater. The Board felt they would rather own their own well instead of leasing water. It was also felt that there were to many unanswered questions to make any expeditious decision and generally felt that they should keep with the original game plan already in place to proceed with Fletcher drilling.
7. Phil Hall related the progress Barbara Button had made with the Clarkson's on dividing off of the .com site with our own .org web site. Phil Hall reviewed the general time frame and organization of the site. He took pictures of the Board members for the site. The Board approved moving forward with the new web site and delaying sending out the next news letter until right after the next Board meeting when the site should be ready.
8. Dale Clarkson was asked for the collection proposal he was to have worked up to present to the Board on the past due accounts. He had nothing to report.
9. Barbara Button (Ranch secretary) gave a report on the status of the past months collection efforts by Dale Clarkson and herself. She then presented her ideas which were as follows: Divide past due members into two groups (Level 1 - those more than two years over due – Level 2 - those two

years and less past due). Level 1 members would be sent a letter informing them of Board's plan to turn their account over for foreclosure. The Board decided they want at least 25% down by April 20 with an agreement of at least 10% each month following. Level 2 will be sent a letter informing them a lien has been placed on their lot. To have the lien removed, they must pay their dues in full plus the recording fees. If they do not pay in full by the end of 2003, their account moves to Level 1. With the board suggestions, Barbara is to implement to plan immediately.

10. Phil Hall presented an airport liability waiver form that was approved by the entire Board. The Board also approved his past actions and proposals on an extended plan for the airstrip (to be posted to the Ranch web site). *Art made a motioned, seconded by Taylor, to require each member that uses the airport to sign the liability waiver form. Phil Hall is to be the airport manager and see that members comply. All in favor*
11. Phil Hall notified the Board that John Southwick was planning on upgrading the fishing dock at the upper pond. Phil said he had e-mailed John back a month ago that his offer was accepted but would like a brief description to give the Board. Phil reported that he had not heard back from John yet and requested his phone number from Barbara.
12. The final draft of the 2003 Rules and Regulations were approved by the entire Board for presentation and posting to the web site. There were no basic changes made to the cabin reservation rules already sent to the membership.
13. The next board meeting will be held May 3 at the ranch at 9 AM.

Agenda for the Deer Springs Ranch Board Meeting May 3, 2003

9:00am Ranch Headquarters

Open; President Larry Bear

Secretary Phil Hall; Review of March minutes

Non official Agenda Requests

Petitions to be heard for non-official agenda items; (heard with time limit, per approval of the Board, by vote, for either immediate discussion, or placement on next months agenda, or referral to the Board member in charge of that area)

Note: all requests for agenda items not given to the Board secretary Phil Hall, at least one week in advance fall into the non-official agenda item category

Approved None Official Agenda Requests

(Per Board Approval)

Follow up on Assignments and special reports

Taylor Button; New well report

Phil Hall; update on web site

Larry Clarkson, Past Annual meeting minutes.

Barbara Button past due accounts/dues report on status and collection efforts

New Business

1. Phil Hall; 2003 Quarterly financial report to be posted to .org site & May sheriff sale on DSROA lot
2. Larry Clarkson; Deer Tag report
3. Taylor Button; ATV rentals at the Ranch
4. Taylor Button; Small farm animals at the Ranch
5. Phil Hall; Camping sites proposal and regulation
6. Larry Baer; Report on Ranch records (how and were kept)
7. Tom Massengale; News Letter proposal
8. General discussion about possible by-law proposals for September annual meeting
9. Next Board meeting time and place

[Home](#)[Ranch Code](#)[Board Matters](#)[Member Matters](#)[Professio](#)**May 3, 2003, 9 AM, Garden Cabin**

Board present: Larry Baer, Phil Hall, Taylor Button, and Larry Clarkson

Others present: Jerry & Bev Racine, John Davis, Brent Fullmer, Malinda & Travis Sanders, Lee Bellar, Barbara Button, Don Busboom

Past Minutes

Phil presented March minutes. *Larry Clarkson made a motion, seconded by Larry Baer to accept the minutes as written. All in favor.*

New Well Taylor reported that the well was finished. He said that it was a very good source and could produce 125 gallons per minute on an ongoing basis. The cost to date was about \$11,500.00. There was discussion about what size of pump to put in. It was decided that a 7.5 horsepower pump should go in so that irrigation could be performed. The total cost for a pump house, special meter, wiring, trenching, pump and generator would cost about \$17,500.00. This would put us over the \$15,000.00 budgeted for the year. Barbara Button reminded the Board that our plan for this year was to drill the well only. It was felt after discussion that perhaps we should spend any remaining money for the well on just the pump only so that irrigation could be done this year and buy the special meter and build the pump house next year. The \$2,500.00 needed to finish everything this year would be put on the Ranches wish list and posted to the web site in hopes that perhaps a member or members might feel inclined to donate so that we could have state approved water this year.

New Web Site Phil Hall reviewed the progress of the deerspringsranch.org web site. He said that the web site was up and working. It was up to Board members and the members at large to submit information now so that the site could be made more interesting and useful. There were still a few bugs to be worked out on the calendar and the relationship with the Clarksons calendar but that should happen in the next week. He explained the professional services site and how we could generate funds for the web site through subscriptions and challenged the Board members to approach potential subscribers. He also asked for Board members to submit their bio's and told them how they could comment on the

areas of their responsibility for the members to read and interact with the Board member on a one on one basis through e-mail.

Deer Tags Larry Clarkson reported that the deer tags were sold by the Paunsaquant Landowners Association and anticipated that we should receive approximately \$4,500.00. He also discussed the fact that the Fish and Game authorized us to charge trespass fees and that we could grant two tag owners access to the Ranch (One private and one public). Larry felt that those who had the tags would make up the \$500 dollars he felt we should have had for the tag for access to the Ranch.

Past due Accounts Barbara reported on progress made with past due accounts. Three accounts are subject to foreclosure proceedings. Larry Clarkson will ask Barry Clarkson to be the attorney on these cases.

ATV Rentals Taylor said that Milo Medley would provide two ATV's for rental to members this summer at the Ranch. He runs this type of business in his home town and is set up with the necessary insurance requirements. The revenues would be split with the Ranch. After discussion, *a motion was made by Phil Hall and seconded by Larry Baer that we allow Milo Medley to rent ATV's at the Ranch upon approval of a written contract that would not make the Ranch liable to the ATV riders and change in any way our insurance requirements or coverage at the Ranch. All Board members were in favor of this.*

Small Animals The Button family will provide pigs and goats and possible other small animals at Ranch headquarters for the enjoyment of members at their own expense but will reclaim them in the late fall as their own property.

Fishpond Taylor suggested we order some fish for the ponds. The board agreed. Taylor will work with John Southwick on remodeling and extending the upper fish pond pier.

Camping Sites Phil Hall proposed that certain areas of the Ranch held in common by the members be used for camping sites. This would enable members who might have used their cabin time to still come and camp if they desired. It is true, Phil continued, that members can camp on their own property, but there are occasions when other friends or family members come with them when they have a cabin and would like to be close to them. Or some members would like to be close to the ponds or Ranch headquarters etc. In an effort to accommodate these members in an orderly way and protect Ranch land, designated areas would be helpful. All the Board members felt this was a good idea and encouraged Phil to look at camping areas in the following areas. These areas were: a) North of the lower cabins, b) By the airstrip at the top and the east side, c) South of the road to the upper cabins on the west side of the meadow, d) In the ponderosa pines at the top of the Ranch next to the Forest Service, and e) In the Crawford Canyon area by the small meadow and trees by the cattle guard next to the forest on the

ground the Ranch owns there. Larry Baer, Taylor Button and Phil Hall and other members of the Board will look at these sites together in the coming month and report their progress at the next Board meeting. There was discussion about providing toilet facilities. It was felt that hauled in chemical toilets would be too expensive and hard to maintain and it was suggested that Phil research the forest service type toilets they have in remote areas. (Any members who have ideas or suggestions about this are encouraged to contact Phil Hall directly).

Past Records Larry Baer reported that he has kept a copy of all minutes, letters documents etc since he has been president. Barbara Button has also kept a special book with copies in it. Barbara has a filing cabinet in her possession with records of bills, reservations, and other correspondence for the Ranch. All the older association records of the Ranch and its proceedings are kept in the bunk house at the Ranch. Larry Clarkson reported that his father made an effort to separate association records from his development records and they are the records in the Bunkhouse.

Newsletter Tom Massengale was not present and so Phil Hall provided the body of a newsletter to Barbara to be put in a newsletter format. The date of September 20th, 2003 was set as the date of the next annual meeting and Barbara was instructed to put this in the news letter along with the other information and dates for Board nominations and by-law proposals and mail in vote deadlines. This newsletter was to be mailed to the membership as soon as she had it ready.

Proposed Bylaw Changes The Board members then discussed some of the problems with the by-law proposals that were prepared last year and felt that although this was Tom Massengale area of responsibility that he should obtain input from Dale Clarkson and others who objected to the language and structure of most proposals last year and have this all ready for our next meeting in a computer generated format.

Larry Clarkson Payment for Gravel The board agreed to pay Larry \$300 for his leach rock that was inadvertently spread by John Pardo on ranch roads last fall.

The next board meeting will be at the Ranch, Saturday, June 28th at 9:00 AM.

● **AT THE RANCH** DSROA NEWSLETTER 7th May 2003

Deer Springs Ranch Owners Association ** P O Box 254, Kanab, UT 84741

GREETINGS FROM THE BOARD OF DIRECTORS

We would like to take this occasion to kick off the summer and share with you some information about the ranch.

First, we are excited to tell you that we have hired Taylor Button to manage the ranch this year. We looked at various possibilities and Taylor's proposal was unanimously chosen by the Board. We have contracted with him to provide for the onsite management and day to day handling of the ranch. This will include running the ranch headquarters (animals, store, buildings, etc). He and his employees will also manage the horse rides, cabin facilities, road maintenance, fishing ponds, water systems, and equipment supervision and maintenance. Taylor has had a lot of experience both at the ranch and in the business world and we are grateful he has stepped forward and offered his services.

Second, our Board Secretary, Phil Hall and others felt strongly that we should be independent and have our own reservation web site. With our approval, he took it one step further and donated his resources to develop an overall web site for the ranch. The new web site address is DeerSpringsRanch.org. The Clarkson family owns the DeerSpringsRanch.com site. This is their commercial site for lot sales etc. They have a reservation calendar for selling their allotted time at the ranch to non-members. We now have our own official ranch reservation site patterned after it. The .org site is where you should go for web reservations or call the ranch office at (435) 644-3007. You will find a number of things on our site besides the reservation page. We will post our monthly Board

Meeting minutes, the next upcoming meeting agenda, and the meeting location and date. The Association Protective Covenants, By-Laws, 2003 Rules and Regulations, and all liability waiver documents are posted there for you. You can download any forms you or your guests may need to be prepared when you come to the ranch. There are pages for fun to help unite the members through stories and experiences. There are pages for your pictures of our beautiful ranch. Financial information will be posted quarterly for you accounting buffs. There is an area for you to get to know the Board better and learn about their various areas of responsibilities. The Board members will also have the opportunity to tell you just what they are doing in their various areas of responsibility. You, in turn, can e-mail them directly with your suggestions. The ranch wish list is posted for those of you inclined to donate to the ranch. The overall goal of this web site is to promote better communication between all members. The legal mailing of the annual meetings will still be mailed to the entire membership. The month to month happenings of the ranch, however, and all newsletters will be posted electronically to our web site. This will save the ranch a lot of money. For those of you not electronically inclined, you may send us a supply of stamped and addressed envelopes with a request that we send you newsletters and it will be done (at least this first year). We will be asking all of you that have e-mail addresses to submit them (via the web site) and we will automatically send newsletters to you. Go to our web site and help us develop it. There will certainly be some bugs at first, but in time it will be a very positive asset to the ranch. Best wishes to you all and may you enjoy the ranch this season.

Sincerely,
The entire DSROA Board

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

The Annual DSROA Meeting will be September 20, 2003 at noon at the ranch. There will be a lunch with a meeting following immediately after.

August 1 Deadline for receipt of new board member nominations and proposed agenda items.

August 10 Board sets agenda for Annual Meeting

August 15 Official notice and ballots will be mailed to all owners

Sept 20 Annual Meeting

Any member nominated for the board must be a member of the association for one year and be in good standing as of Aug 1.

The new water well has been drilled!!! The well appears to be an excellent producer.

DeerSpringsRanch.org is the reservation site address. Please bookmark it for your records.

Agenda for the Deer Springs Ranch Board Meeting, June 28, 2003

Open: President Larry Baer

Review of Past Minutes: Phil Hall

Non official Agenda Requests

Petitions to be heard for non-official agenda items; (heard with time limit, per approval of the Board, by vote, for either immediate discussion, or placement on next months agenda, or referral to the Board member in charge of that area)

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Approved None Official Agenda Requests (Per Board Approval)

Follow up on Assignments and special reports:

1. Taylor Button/Milo Medley; Report on insurance coverage and contract for ATV rental (may be completed before this Board meeting by e-mail with Board)
2. Taylor Button; Report on general condition of Ranch and his managing experience
3. Taylor Button; Report on Water tank (new one) condition and cost to install
4. Phil Hall; Report on camping sites and bio-toilet possibility
5. Phil Hall; Report on web site development
6. Tom Massengale; Report on By-law proposal for annual meeting
7. Barbara Button/Nyle Willis; Report on financial condition of Ranch (budget vs expeditures, projected income vs actual to date and projections)

New Business

1. Candidate proposals for Board member replacements in September
- 2.

Next Meeting Place and Time

**Minutes for the DSROA Board Meeting,
September 20, 2003 7:00 a.m.
Garden Cabin**

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

Others present: Barbara Button, Brent Fuller, Joe McElroy, and Larry Walters.

The minutes for the August 2, 2003 board meeting were read and approved.

Follow up on Assignments and special reports

Review Annual Meeting Agenda and Assignments

Phil Hall reviewed the agenda. Time and method for new business was determined. (All approved).

Grader and Roads

Taylor gave an update on the progress of grading since the grader was fixed. It seems to be working well now. Taylor and Tony were able to repair it with under \$300 in costs for parts.

Report on Water Systems

Taylor reported that he had the original purchase agreement for the 40,000 gallon water tank at the top of the air strip. The Purchase Agreement indicates that it is for domestic water use. He inspected the inside of tank and he believes that a small repair would be all that is needed and it would be ready to use. He checked with the State, and with our Purchase Agreement, they said the tank was approved. Taylor outlined a system using the new well and running a new water line up to the existing location of this tank. The new water line is to be placed from the big tank south along the member lots then turning south east to miss the State land parcel and on across the airstrip to the position of the existing tanks. The old water tanks could to be used in the following way. The best one is to be placed by the big tank for fire protection. The next best tank will be taken to Leaf Springs Area for a water catchment tank for cattle and wildlife. The last tank is to be given to Phil Hall if he hauled it away as a small consideration for the expenses he has shouldered for the web site. It is of questionable use due to its deteriorated condition. Others in the room agreed that it was of little value. Phil Hall agreed to take it for possible use if it seemed fair to those present. No objections

Taylor has spoken with Christine Moore who is willing to pay \$10,000.00 for a connection fee to the proposed new water system. The total cost of installing pipe with stub-out tees for member lots, electrical wire, valves and preparing the pump house at the new well is estimated at approximately \$16,000.00.

Phil Hall made a motion, seconded by Larry Clarkson, to proceed with the water project as outlined by Taylor Button immediately after receiving Mrs. Moore check with the following provision. 1) Nyle Willis will contact our legal representative and have a water hook-up agreement prepared that could be used in this case and in the future for other members that might want to hook into this water system. The legal contract is also to indemnify the Ranch from unforeseen complications that may put in jeopardy the Ranch's ability to deliver water and also any non-negligent problems with water quality or purity. 2) That Mrs. Moore signs this document and agrees to transfer her .45 acre feet water right back into the ranch well and she agrees to the annual fee. The .45-acre feet water right that Mrs. Moore has will be figured into a gallon amount. The yearly fee will be calculated for pumping up to that amount of water

and a proportionate share of maintenance of the water system etc. 3) Mrs. Moore is to pay for cost to pipe the water from the Ranch's tee and provide an agreed upon meter to measure the water she uses. If Mrs. Moore has additional rights to water, she may transfer an agreed amount to the Ranch's well, provided this and her other rights are not used for resale. The prorated costs of additional water quantities will be calculated. The costs of additional hook ups to be \$10,000.00 and the number limited so as not to go above the 14 hook up limit that would make the Ranch fall into the category of a water company. All in Favor

Recommendations for Fencing by Upper Ponds

Taylor outlined the nearly one mile of fence it would take to surround the upper ponds, grove area, and enclose the spring plus put in cattle guards. He estimated the cost to do this for materials only at \$3000. This fence would satisfy most of the demands of the State to bring our upper cabin water system in compliance. This would make the upper ponds pasture areas more useable by members. He proposed doing this early next spring unless the budget could afford it this fall. Larry Clarkson made a motion to accept Taylor's proposal. It was seconded by Nyle Willis. (All in Favor).

New Business

Non-eligible Voter List

Barbara was prepared with a list of those still owing dues. She had it ready for those counting ballots should one of those on the list try to vote.

General Review 5 year Plan

Phil Hall presented an overview of a Five Year Master Plan for the Ranch that he would present to the members that afternoon in the annual meeting. The Board felt that it was a good beginning and would be all right to present. It was suggested that Leaf Springs be developed before Half Moon.

Financial Outlook - (Current through 5 Years)

Nyle Willis concurred with Phil Hall on the approximate amount of \$30,000.00 in the budget as discretionary income that could be applied as Phil Hall outlined in the Five Year Plan. He felt our financial status was good provided we stay on a course of debt reduction and collection of our outstanding debts.

Web Site

Phil reported that the final hitches in the mechanics of the web site had been worked out and that there was increasing member utilization. He reported that members had given 90 e-mail addresses. The web master designer will demonstrate with a computer how to use the site and answer questions at the annual meeting.

Cost of Putting Lot #259 For Sale on E-bay

Phil presented the possibility of putting lot #259 for sale on E-Bay. It was felt that the cost was too great. Art Ortolani suggested ForSaleByOwner.com for a \$50 dollar fee. The Board all agreed to try this method in addition to a notice at the Ranch and on our web site until the first of next year.

Bid on Old Cabins

Brent Robinson has given a bid to buy and move the two old Zion cabins in the cabin 5 area for \$1,000.00 each. Brent would also clean up all the junk in that area and haul it off. Larry Clarkson suggested that we allow all members to bid on these cabins until October 1, 2003. He suggested, that since they may not be able to haul away the garbage like Brent, that the starting bid be \$1200.00 per cabin. All agreed.

Horse Ride Insurance

The Monument has raised the required amount of liability insurance for the outfitting permit to take rides on the monument. Since our horse rides are not-for-profit, the Board suggested Barbara talk to the Monument to see if we could re-negotiate requirements.

Next meeting place and time: to be determined by the new Board after the annual meeting.

Deer Springs Ranch Owners Association
2003 Annual Meeting Minutes
Sept 20, 2003 at the Ranch

Prior to the meeting, a lunch was served. The ranch furnished the meat, potatoes, and drinks. Members brought salads and desserts. There were approximately 95 people fed. Several displays were set up to give information about the new web site, the state of the accounts receivable, a report on horse ride income, a chart of cabin usage, the map of "name the ranch roads", and the proposed five-year plan for the ranch.

The official meeting was called to order by President Larry Baer at 1:10 pm.

Board members present included: Larry Baer, Art Ortolani, Nyle Willis, Phillip Hall, Taylor Button, Larry Clarkson, and Tom Massengale.

Tom Massengale led the members in the Pledge of Allegiance and Dale White offer a prayer.

A) Phillip Hall read the 2001 and 2002 annual meeting minutes and they were approved by the members present.

B) Each Board Member then reported on their various areas of responsibilities.

Taylor Button talked about the projects that have been accomplished at the ranch this past year. These include: a) new steps/decks on cabin 2, 3, 7, ranch store, and ranch house. b) New certified well. c) New road and cabin signs. d) New flooring in cabin 1 and the store. e) Paint inside cabin 1, 4, and ranch store. f) New fences in various areas of the ranch. g) Gravel on Meadow Canyon Road, the Upper Cabin Roads, Cabin 6, 7, 8, 9, & 10 driveways. h) Four new stoves/ovens and three new refrigerators. He also thanked several members for letting the ranch use their horses. We have a wonderful string of saddle horses this year. Tony and Amanda Holden were introduced as the new on-site managers.

Larry Clarkson reported on the income from the Deer Tags, expressed his love of the ranch, and explained how developing water or building ponds improves the value of the land by increasing wildlife habitats; increasing spring flows down stream from ponds, helps prevent erosion, and helps cattle.

Tom Massengale

Nyle Willis reviewed the cash flow statement and the balance sheet.

Phillip Hall reported on his responsibilities. He has attempted to improve the communication and organization of the board. He assigned each board member areas of responsibility this past year. It has helped to make things more efficient. He composed a airport liability form which each pilot must sign before using the airport. He asked that

everyone register their email address on the new web site. The new Web Site is running smoothly now.

Art Ortolani told about the bear that broke into his cabin. He also said he is grateful to Dale Clarkson for developing the ranch.

Larry Baer spoke of the beauty of the wildflowers this year and of the vegetable garden he has grown at the ranch this year. There are two producing water wells in the well field now.

C) The proposed Bylaw and Protective Covenant changed were then introduced. Nyle Willis spoke in favor of the first four. Cathy Pierce spoke in favor of the fifth proposal.

Proposal #1 would add the following wording to Bylaw 7. - H. To safeguard the assets and properties of the Association. This proposal passed 180 for to 9 against.

Proposal #2 would limit the total outstanding indebtedness of the Association to \$30,000 unless approved by a majority vote of the members. Larry Walters and Art Ortolani spoke against this proposal. It passed by a vote of 163 for / 17 against.

Proposal #3 would simplify Bylaw 2 to read: Membership in the Association is strictly limited to 300. Each property Unit of the Ranch is inseparably connected with one membership. The owner of each property Unit will be called a member and will be entitled to one vote in all Association matters requiring a vote. This Bylaw currently has language about one half memberships and ten acre lots which we do not have at the Ranch. This Proposal failed by a vote of 99 for and 87 against. To pass, a Bylaw change must have 2/3 of the votes cast in favor.

Proposal #4 would change Bylaw 9 to read as follows: The Association's fiscal year will correspond to the calendar year. Within seventy-five (75) days after the close of the fiscal year, the Board, with the assistance of a competent accountant, will prepare a financial report of the results of operations of the Association for the year ended and will make that report available to any member who requests a copy thereof. This Bylaw currently requires that an audit be made by an independent accountant within 45 days after the close of the year. This kind of audit costs about \$3000 or more. This has not been done for many years, if ever. Several times, members with accounting backgrounds have reviewed the financial records. Our budget is so tight that this kind of audit has been cost prohibitive. This proposal failed by a vote of 90 in favor and 96 against.

Proposal #5 would change the Protective Covenant #13 to allow two family dwellings per lot. This proposal passed by a vote of 150 for and 40 against.

D) Each of the candidates for the Board of Directors was then introduced. They were: Ed Belinski, Lee Bellar, Larry Clarkson, Tom Massengale, and Larry Walters.

Ballots were submitted.

E) Phil Hall explained a proposed Five Year Plan for the ranch. This Ranch Master Plan will help to keep each new group of directors going in the same general direction and allow members to know the general direction of the Ranch.

F) Results of the voting were announced.

| | |
|----------------|------------------------------|
| Ed Belinski | 71 votes |
| Lee Bellar | 110 votes **new board member |
| Larry Clarkson | 176 votes **new board member |
| Tom Massengale | 125 votes **new board member |
| Larry Walters | 76 votes |

Meeting adjourned at 4:30 pm.

Results of the 2003 Annual Meeting

Voting for Board Members

I. Election of Board of Directors (voted for three)

Results

Ed Balinski 71

Larry Walters 76

Lee Bellar 110 *

Tom Massengale 125 *

Larry Clarkson 176 *

* Newly elected board members

Proposal #1

Add the following wording to Bylaw 7

H.To safeguard the assets and properties of the Association. **PASSED**

Proposal #2

Add the following wording to Bylaw 7

- I. To limit the total outstanding indebtedness of the Association to \$30,000 unless approved by a majority vote of the members of the Association. **PASSED**

Proposal #3

Change Bylaw 2 to read as follows:

Membership in the Association is strictly limited to 300. Each property Unit of the Ranch is

inseparably connected with one membership. The owner of each property Unit will be called a member and will be entitled to one vote in all Association matters requiring a vote.

Proposal #4

Change Bylaw 9 to read as follows:

The Association's fiscal year will correspond to the calendar year. Within seventy-five (75) days after the close of the fiscal year, the Board, with the assistance of a competent accountant, will prepare a financial report of the results of operations of the Association for the year ended and will make that report available to any member who requests a copy thereof.

Proposal #5

Change Protective Covenants and Restrictions #13 to read as follows:

13.DWELLINGS - All lots shall be used only for residential purposes as herein specified. No more than two family dwelling houses or structures shall be erected, altered, permitted, or maintained on any one lot except for a garage and the normal utility or livestock buildings appurtenant to a dwelling house. No structure may be more than two stories above ground level. **PASSED**

DSROA New Board Meeting September 20, 2003

The newly elected Board members, Lee Bellar, Larry Clarkson, and Tom Massengale, met with the ongoing Board members, Phil Hall, Art Ortolani, Nyle Willis and Larry Baer immediately follow the annual meeting and elected the following officers

**President.....Phil Hall
Vice –President.....Larry Clarkson
Secretary.....Larry Baer
Treasurer.....Nyle Willis**

President Phil Hall asked each Board member to look over the previous Board assignments and be prepared to finalize assignments before or at least by the next Board meeting. Lee Bellar to be an assistant Ranch Treasurer to Nyle Willis this year to see if he would like to do the job next year.

The next Board meeting was set for 8:00 am October 15th at the Ranch.

DSROA Board Meeting Minutes
Wednesday, Oct 15, 2003, 8 am
Garden Cabin

Board members present: Larry Baer, Larry Clarkson, Lee Bellar, Phillip Hall

Other present: Barbara and Taylor Button, Tony Holden, Jerry and Bev Racine, Brent Fullmer

Called to order by President Phil Hall at 8:14 am. Bev Racine suggested opening with a prayer. Larry Clarkson offered a prayer.

Minutes of the Board Meeting held on Sept 20, 2003 before the Annual Meeting were read and approved. Minutes of the Board Meeting held on Sept 20, 2003 after the Annual Meeting were read and approved.

The **Annual Meeting minutes** for 2003 were read and approved by the Board. They will be presented to the General Membership at the 2004 meeting for full approval.

First item of discussion was the **grader**. Taylor is concerned that there are too many "bosses" for the grader. Since Taylor pays John Pardo for all the time he spends on the grader, Taylor feels he should be the one to direct the grader usage. It was decided that John works for Taylor and so Taylor is the boss. Taylor can delegate the responsibility to Tony or whomever he wants. Lee will let John know of this decision.

Follow Up Business

- 1) Phil presented a document written by Ed Robbins outlining conditions of his legal work on the **water line agreement with Moore**. *Phil made a motion, seconded by Larry B, to accept the document and conditions.*
- 2) Phil was authorized to put **lot 259** on the ForSaleByOwner.com site and not spend more than \$200. He will link it to our website.
- 3) The **Old Cabins** were sold to Joanne Pachtinger for \$1300 each. Larry C will email her regarding the sheetrock that is stored in them. Will they take the sheetrock also?
- 4) Barbara is still trying to contact the BLM about adjusting **horse insurance** needs.

New Business

- 1) Several **committees for different aspects of the ranch** were organized. Members signed up for these committees at the Annual Meeting. A Board Member will work with each committee and oversee the projects. Next meeting will complete a list of these committees and who is on them.
- 2) Phil presented a proposal to form **area committees** with one person from each area to act as that area's representative. Several names were suggested for each area representative. *Phil made a motion and Lee seconded it, to accept the proposal as written and presented.*
- 3) The **Broad Hollow Road project** is proceeding very well. Taylor and Brent Fullmer blasted the rock out and Brent Robinson is hauling gravel. John Pardo is using the grader to spread the gravel. Brent Fullmer and Larry Clarkson are the BLM recognized agents to sign for the 50 cents per yard royalty. If any members want gravel, they will need to contact Brent Fullmer. They will then need to reimburse him for the royalty fee. *A motion was made by Phil Hall and seconded by Lee Bellar to spend an additional \$3000 for gravel for Meadow Canyon Road plus an additional \$2000 for just above the gravel pit. All in favor.*
- 4) Dan Wirt asked for the ranch's participation improving a couple areas of **road in Crawford**. He had estimated figures of costs etc. *Larry C made a motion seconded by Larry B to accept Dan's*

proposal. Ê The ranch will pay \$867 toward the project. This will come from the East Crawford Area 2004 Road Budget Allotment. All in favor.

- 5) Taylor reported on **proposed cabin improvements** for this fall. New roofs will be put on Cabin 1 and 8. New outside paint will be put on Cabin 1, 8, and 7. New flooring and inside paint on the Garden Cabin. He asked that we do away with Ranch Locks. The only Ranch Lock that would remain is the one on the Forest Gate at the north end of Meadow Canyon. Instead the ranch should get a "**manager's lock**". This would be used in place of the existing 20 plus locks that are currently in use. There are different locks for the phone box, the gas tanks, the water tanks, the barn, and welder, etc. All these locks would be keyed alike. *Phil made a motion, seconded by Lee, to rekey all locks possible or purchase new ones keyed the same, not to cost more than \$200 for the Manager. All in favor.*

The next board meeting will be Saturday, Nov 22, 2003 at the ranch at 9 am. The December meeting will be a Christmas meeting/social on Dec 6 at 1 pm in St George at Phil's with a dinner at 5pm.

Deer Springs Ranch Board Meeting Nov. 20, 2003

Office of Nyle Willis, 6:30 pm, Kanab, Utah

Present: Phil Hall, Nyle Willis, Larry Baer, Larry Clarkson, Art Ortolani, Tom Massengale, Lee Bellar, Jerry & Beverly Racine, Tony Holden

Open :President Phil Hall

Opening prayer: Larry Baer

The October minutes had been approved prior to this meeting.

Follow up on Assignments and special reports

- 1) Nyle Willis reported that the final contract was nearing completion for the water contract with Christine Moore
- 2) Larry Clarkson gave a report on the Broad Hollow Road project stating that it was all but completed and gravel had been spread further up the main road towards the ponds.
- 3) Phil Hall reported that the for sale by owner listing for lot 259 had not been finalized.

New Business

- 1) Phil Hall reviewed the web site plans and needs for the coming year and proposed a \$100.00 per month budget to pay for hosting and maintenance (programming etc.). He also proposed a \$10 per month link fee for anyone wishing to have a hot link from their own site to a mirrored reservation site. (This was a request made by the Clarksons.) The monthly expenditure for the web site was unanimously approved as well as the link fee (Larry Clarkson was to relay the message to his father about the link fee stipulating that our programmers, at the Clarkson's own expense would have to be the ones making the change, and that there would be no ability for the Clarksons to alter or change any official reservations made by Barbara Button or to make reservations)
- 2) Nyle Willis reviewed Utah Law concerning the individual authority of Board members to act independently. In summary, the only authority any Board member has is that delegated to him directly by the Board for specific responsibilities or projects discussed and approved before hand by the entire Board. The need for this discussion had come about over the question of propriety for a Board member to create a new Road on common DSROA property without input from the Board even though a Board member was in charge of overseeing this aspect of the Ranch. Phil Hall put forth a sample document for Ranch road modification that would address this concern. With slight modifications it was approved by those Board members present and is attached as an addendum to these minutes.
- 3) Phil Hall reviewed the Rules and Regulations for the 2004 season and received input for various changes and or insertions. The final draft is to be approved at the December Board meeting and to be sent out to the members with the 2004 billing.
- 4) Phil Hall presented a refinement of the Ranch committee and area organizations. Input and modifications were received and it was agreed to include these as part of the Rules and Regs. for 2004. After final modifications are made, the final form and organization will be sent out as a part of the 2004 Rules and Regs. for the Ranch with the January dues billing. All approved
- 5) Lee Bellar reported on a new trash trailer need and was to gather more information so that the cost could be included in the 2004 budget to be finalized in December.
- 6) Tony Holden reported on the mechanical needs of the Ranch Truck. Bids to be obtained and a decision made by next week if the cost is worth investing in the truck. Approximate estimate by Tony was \$1,500.

Meeting adjourned and next meeting set for a Christmas social at Phil Halls December 10th.

DSROA Board Meeting Minutes
Tuesday, December 9, 2003
Phill Hall's Home

Board members present: Phil Hall, Larry Clarkson, Larry Baer, Tom Massengale and Art Ortolani
Other's present: Taylor and Barbara Button, Rene Hall, Travis and Malinda Sanders

A delicious dinner was served to all present. All enjoyed a beautiful view of St George City and pleasant conversation. A brief meeting followed the dinner.

Review of revised Rules and Regs.

All Board Members had previously reviewed the proposed revisions of the Rules and Regulations. With a few minor changes, the Rules and Regulations were approved as submitted. A copy of these will be mailed to each member with the 2004 budget, the 2004 assessment invoices, and a newsletter from the President.

Ratification of proposed 2004 budget

All Board Members had previously reviewed the proposed 2004 budget. Even though there is not enough money to do all that we would like to do next year, the board feels that we are doing all that we can without raising assessments. It was proposed that we ask for voluntary contributions on the 2004 assessment invoices to help with the road and cabin maintenance budgets.

Committees

Phil clarified how the committees for different geographical areas of the ranch will work. He also talked about the different committee chairmen for specific interest areas of the ranch. A workshop will be held March 27, 2004 in Kanab for all committee chairmen.

Sell Lot 1

Art made a motion, seconded by Phil, to sell Lot #1. First right of refusal will be given to the Johnny Brown members. Accept the highest bid over \$50,000. All in favor. Art to talk to John Pardo, Johnny Brown Area Representative.

Fund Raising

Art to talk to Dan Ortolani about auctioning several weeks of ranch time to raise some money.

Next Board Meeting will be January 29, 2004 in Kanab at Nyle's office.