



At the Ranch

www.deerspringsranch.org

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Greetings!

What a busy time it has been at the ranch! We have had many changes and projects to head up and finish. With creating paperwork for job descriptions, job applications and policies for the ranch, as well as reviewing the Covenants, we are trying to create a working system for the ranch and the future. It all takes time, but we are making headway.

We have new ranch managers, Mark Pebley and Sheli Jensen, with another couple, Nathan Potter and Shauna Herbert, assisting in the many duties and jobs that are required to maintain the ranch and our members. They came on board the end of April from Brigham City, Utah and are available most days. Stop in and say hello; they all have a smile for guests and visitors. The email address to contact them is pebranch@hotmail.com or snapdeersprings@hotmail.com or call 435-689-1498. They have expertise in the motel business and with the horses, as well as grader work and general maintenance. Shauna is managing the General Store and has been stocking it with items you might need for your visit at the ranch. All of their assistance has not come at a better time.

Barbara Button has still been an integral part of the ranch as she is the person in charge of reservations

and the bookkeeping. We are grateful to have her with us this year. Continue to make reservations for cabins through the website or email Barbara at Barbara@deerspringsranch.org or call 435-644-3007. A big thank you to Brent Fullmer for being a great onsite manager as we tried to fill the ranch manager position this spring.

You should stop in and see the changes at the old Ranch House; it really looks renovated! This project was definitely worth doing. Many members offered their time and money to make this happen. Thank you to them all. Check out the slideshow on the website for the new look.

There have been many lots sold and new members joining the Deer Springs Ranch. I want to welcome all of you and hope that your experiences will be memorable. There is much to see and enjoy. We are all fortunate to have such wonderful people and families coming to the ranch and experiencing what is offered.

The ranch is blessed to have such abundance of good fortune. The fish are plentiful in the ponds; our cattle are healthy and with new calves, and the number of horses have been few, but members have been helping to add to our herd. The water is not as plentiful as last year due to the lack of moisture this summer. Outside fires are not al-

lowed per Utah State Law. Many new cabins are being built by the members and they look great! Congratulations on their new homes.

With the coming of August, Larry Walters, the secretary on the Board of Directors, has sold his lots and will not be on the board. We all will miss his words of wisdom and many levels of expertise that benefited the ranch. Join in with me to say thank you for all you have done over the many years.

It is fast approaching the Annual Meeting on September 16th, 2006. I am including in this newsletter the dates and requirements needed to consider to be a nominee for the Board of Directors positions for 2006. We need to fill **five** positions. I know many of you would consider a position on the board, but the traveling has been an issue. One of our members is trying to establish conferencing as a means for you to keep in contact when not able to make the meeting. This might help you consider being part of the board.

Best wishes to you and your families for summer fun at the ranch and taking advantage of all that it offers.

Deer Springs Ranch Owners Association President, Candace Bosze

ANNUAL MEETING AND BOARD NOMINATIONS

The Annual Meeting has been set for September 16, 2006, at the Ranch Headquarters. We will hold the annual Barbeque in conjunction with the meeting. An agenda, ballot and schedule will be mailed by August 15, 2006.

Nominations for the five Board of Director positions need to be submitted by August 5th to the President, Candace Bosze so that we can be ready for the Annual Meeting September 16th. If you or anyone you know would be interested in these positions, please email the names of the nominees to candyology@cox.net or mail them to DSROA, PO Box 254 Kanab, Utah 84741. If you are out of town and can not attend all of the meetings, we are working to have the meetings on conference calls so we could communicate from long distance. Any member nominated for the board must be a member of the association for at least one year and be in good standing as of August 5th. Also, any proposed agenda items or ballot issues must be received by this August 5th date to the President Candace Bosze in order to be on the agenda.

The official notice and ballots will be mailed to all owners on or before August 15th, 2006 for elections to be held at the Annual Meeting. Be involved in making Deer Springs Ranch the best it can be

FIRE HAZARDS

The fire season is upon us and is already causing some major damage in areas all around the ranch and Southern Utah. During this high fire risk season, we would ask you not to have any fires. The propane gas grills at each cabin are still

allowed. But the State of Utah has put fire restrictions in effect for all of Kane County both private and public lands. No fires or fireworks are allowed at all. The hot temperatures, lightning storms, and lack of water can escalate the chances of a wildfire that easily can get out of control. Contact the Ranch Managers if you notice any smoke or fires. No fireworks should be used for any celebration. The dry grasses and high shrubs near the upper cabins are an immediate concern for just this scenario. We are asking for volunteers or a work crew to assist in the removal of this fire hazard. Contact Barbara Button or Candace Bosze for the times that we will be working to clean up

CABINS

Many reservations have been coming in for this summer. This is marvelous that you can come to the ranch. When the reservation is made, the reservation fee of \$25.00 must be paid in order for a confirmation. Retain this confirmation notice so you know which cabin you have. Requesting a move from cabin to cabin makes it very difficult on those trying to clean and maintain them. If there are items in one cabin that another cabin does not have, please do not move them to another cabin. Let Sheli and Mark know, so they can get what you need. For others coming in later, this missing item makes it difficult for them. This would help tremendously.

Many of the members are doing a wonderful job cleaning the cabins when they leave. Remember, the new guests coming in appreciate your cleanliness. If you cannot clean the cabin yourself, you may arrange with the managers to clean it for a cleaning fee.

All used and dirty linens should be deposited in the large tubs provided in each cabin and then dropped off at the Ranch Headquarters in front of the old General Store.

If there is anything needed to be addressed in the cabin for fixing, please tell the ranch managers so they can get it repaired.

WILDLIFE

We are trying to encourage the presence of different wildlife by doing some growing of corn and wheat in areas and working some of the ponds that have had wildlife present such as on Lot 1. Conservation and preservation of the land is vital to the ranch if we are to have a growing environment. Our water systems must be maintained in order for other living organisms to flourish.

A number of sightings of animals at the ranch should excite many of you and also bring cautious warnings to be careful. A bear has been seen at the airport runway and many bear tracks around various spots on the ranch. Do not leave food out as the smell could attract them.

The turkeys have been showing their plumage and walking right in front of the cars. The little ones are also right behind them. Many places on the ranch are witness to the population increase.

Rattlesnakes are showing themselves in many places, so be prudent.

If any member notices any problems with these issues, please contact your ranch area representatives or the board immediately.

OTHER IMPORTANT ISSUES

Many members have expressed some desire for shooting at the ranch. Others have been shooting indiscriminately in areas that are hazardous to others and shooting at night around the cabins. If you ask the ranch managers, they could direct you to a more safe area away from others. Please be careful in your choices.

The ranch has put up two outside portable potties for members usage when they are out around the fishing ponds. Help us to keep them in proper order.

If you come up on a gate that is closed, please close it when you go through it, especially at the upper end of Meadow Canyon Road, near the loop road and near the Red Reservoir. Both these gates keep cattle off the Forest lands. Cattle have a tendency to wander where they are not supposed to go – like on the Dixie National Forest - which may cause DSR to be fined a trespass fee. This would help tremendously for all and keep the ranch within the guidelines set by the Forest Service. With many cabins being built and new ideas for each member's lot, we have had members requesting the removal of gravel from the gravel pit at the end of the airport runway. For personal usage, you must have a permit to remove this gravel and royalties must be paid to the BLM. There is also a charge to the ranch for the gravel removed, as it is association land and the pit must be maintained. Before any removal, please contact either Larry Clarkson or Brent Fullmer to have everything legal. In this manner, everyone should be able to have a small piece of the pie.

Vance Green has been very busy creating a work of art – large ranch

maps of the area similar to the ones in the cabins. These have been updated with roads and names of areas; they can be used to do those expeditions on the 100 miles of dirt roads on the ranch. These maps will be on sale and available to our members to buy. Fantastic! Thanks!

Ken Lent is working on the road signs for the ranch roads. He volunteered his money and time to do this project. Maybe later this summer, we can see them up and functioning. Many thanks.

Joe Bosze will be making cattle guards this summer to help keep the animals out of the wrong areas! Joseph Woods was able to weld the moldboard on the grader so it is up and running again. We all thank you for your time and talents. The roads can now be graded and repaired.

Just a reminder: our member website address is deerspringsranch.org. This site contains useful information. To keep the members email list current for Deer Springs Ranch newsletters, please take a minute to contact our webmaster, Malinda Sanders at malinda@deerspringsranch.org and update your information. Internet mailings are faster and much less expensive.

Hope to hear from you about your wonderful adventure at the Deer Springs Ranch and also see you at the ANNUAL MEETING in September.

The Entire Board of Directors: Candace Bosze, Larry Clarkson, Larry Walters, Shawna Cox, Phil Hall, Dale Clarkson, and Val Cram.