

# Presentation to Board of Directors

**Deer Springs Ranch Owners  
Association**  
**November 15, 2008**



# Dale Clarkson Report on 4 Propositions approved during October Board Meeting

- Proposition 1 ~ Reseeding Project
- Proposition 2 ~ Plan to Protect Water Rights
- Proposition 3 ~ Sale of Cattle Owned by DSROA
- Proposition 4 ~ Plan to increase assets & capitol

# Reseeding Project

## Johnson's Reseeding

- 400 acres planned
- 100 acres complete
- Identify Water Sources
- Complete ~ well-field
- Pending - Airstrip



# Protection of DSROA Water Rights

Water Rights Research & Details  
Provided by Clarkson Properties Inc.

- Review of Existing Water Rights
- Findings of *Rights/Claims* of Area Property Owners
- Arrange for development or repair of systems
- Research water claim status with state of Utah
- Determine rights of adjoining property owner
- Confirm printed claims in Southern Utah News
- Collect data on all DSR Water Rights
- Review original water rights & claims



# Sale of Cattle

Board voted to liquidate livestock and suspend cattle operation until it is again feasible to have a quality herd

- Identify assets ~ 31 Head
- Collect and pen cattle for liquidation sale
- Determine fair market value of cattle
- Robinson's cattle will be out in Nov.
- Identify DSROA members that wish to purchase an animal
- Determine process for payment
- Determine deadline for removal of cattle
- Deposit proceeds back to DSROA



# Plan to Increase Assets & Capitol

## Current Role of Board of Directors as Defined in By -Laws



- To provide for the maintenance, repair or alteration of the Ranch roadway system
- To provide for the maintenance of gates and fences on and within the boundaries of Association property
- To provide for the maintenance of Association springs, wells, buildings, corrals and existing improvements to same
- To provide for future improvements to Ranch property recommended by the Board
- To promptly pay all real and personal property taxes before they become delinquent
- To provide sufficient insurance coverage on all Association property
- To safeguard the assets and properties of the Association
- To limit the total outstanding indebtedness of the Association to \$30,000

Is the Board comfortable in their ability to perform these tasks on a daily/monthly basis?

**Could there be another option?**

# Future Topics that can be Addressed by Clarkson Properties Inc. (formerly Utah Properties Inc.) for Review by DSROA Board/Members

- Prepare Budget & Plan to Increase Assets
- Plan and Budget to Update Cabins
- Review & Protect Water Rights
- Plan for Renovation of Buildings
- Recommend Revised & Future Road Plan
- Develop Energy Plans for Deer Springs
- Develop Water Delivery Systems
- Recommend Options to Generate Revenue
- Recommend Plan for Future Improvements
- Recommend By-Law Revisions
- Recommend Update & Revision of Rules
- Recommend Revision of Protective Covenants



# Clarkson Properties Inc.

(formerly Utah Properties Inc.)

Is Prepared to Provide the Board with the Following Proposal

The integrity of Deer Springs Ranch as a multi-million dollar property requires leadership and a well defined financial plan and implementation strategies.

## **Water Rights**

Organized water ownership files & documentation  
Acquire, protect and manage water rights  
Develop and maintain wells, pipelines, ponds and ditches  
Coordination of a comprehensive water use program

**Estimated Cost:**  
**\$50,000 to \$75,000**

## **Agricultural activities and production**

Conduct research leading to the coordination and implementation of a complete management plan for ag. projects.

**Estimated Cost: \$10,000**

## **Livestock Activities**

Research and develop goals and comprehensive management plan that is specific for  
Cattle ~ Horses ~ Corrals ~ Fences ~ Pastures

**Estimated Cost: \$15,000**

## **Roads:**

Improve, manage and maintain roads – rights-of-way and road signage.  
Collaborate on roads management plans with government agencies and neighboring property owners.

**Estimated Cost: \$10,000**



# Clarkson Properties Inc.

(formerly Utah Properties Inc.)

## **Proposal (Continued)**

### **Recreation & Other Activities at DSR:**

Research and develop comprehensive management plan to increase activities on the ranch.

Coordinate & supervise activities.

**Estimated Cost: \$10,000**

### **Cabins & Buildings:**

Design, Construct, Make Improvements, Coordinate maintenance and furnishings for cabins/buildings

**Estimated Cost: \$100,000**

### **Governing Documents:**

Research state requirements and legal ramifications of By Laws, Rules and Protective Covenants.

Draft & recommend changes & updates for consideration of DSR Board of Directors & members.

**Estimated Cost: \$5,000**

### **Master Plan:**

Research and create a published Master Plan for Development, Maintenance & Operation of DSR.

Submit Master Plan suggestions for consideration of the Board of Directors and Members.

Propose schedule for Capital Improvements and suggestions for Funding options.

**Estimated Cost: \$20,000**

# Clarkson Properties Inc.

(formerly Utah Properties Inc.)

Details of Proposal to be Formally Prepared for the  
Deer Spring Owners Association Board of Directors

## **Clarkson Properties Inc. ~ Will Perform the Following ~**

Prepare and present detailed plans to the membership with expectation of consensus approval by the Board of Directors to proceed as outlined - unless opposed in writing by 51% of the DSR membership.

Fund the operating costs for the project as proposed and provide supervisory and management tasks for general maintenance & operation, office staff, ranch employees, consultants and independent contractors.

or

Defer to DSROA for completion of tasks & responsibilities within existing DSROA budget.



# How Do We Proceed?

Does DSROA agree that this plan will enhance the ownership at Deer Springs Ranch?

Will the proposed plan create a positive win-win situation for Deer Springs Ranch?

Clarkson Properties Inc. needs Board authorization to cover costs.

This project requires collaboration and communication of Board of Directors and Clarkson Properties, Inc. to make adjustments and suggestions to the proposed plan in order to create a win-win situation for member/owners and management.

**Clarkson Properties Inc. (CPI) is looking for official authorization from the Board to move forward with this project as proposed or modified.**

**Clarkson Properties Inc will present a contract and budget proposal for the consideration at the December 2008 Board of Directors meeting.**

# Recommendations of Potential Revenue Sources for Board to Review



## **With Outside Concession Manager**

- Horseback Riding Operation
- ATV Rental
- Guided Hiking Trips
- Coordination for Hosting Family Reunions
- Coordination and Hosting for Youth Camps
- Hosting for Seminars
- On-site Dining Options

## **To be Managed by DSROA**

- Improve Cabins for Members
- Rental of Unused Cabins to non-members
- Consider Lodge & Meeting Space
- Develop Recreation Program
- Develop Equipment Check-out program
- 10 space RV Park
- Campground & Scouting Area

