

DSR BOARD MINUTES
JANUARY 11, 2014
PARRY'S LODGE, KANAB

1 - 9 a.m. Welcome & Prayer - Art Ortolani (Pres.)

Attendance: Board - Art Ortolani, Shawna Cox, Dale Clarkson, Dave Turley, Joe Bosze, Robert Allen, Jodi Akers

Members - Paul Brayton, Linda Alderman, Bob Becker, Candy Bosze, Larry Baer

2 - Approval of Minutes

Jodi said that the final minutes sent out did not include her changes that she had emailed to Shawna. Shawna said she had not received Jodi's but did make the changes Davy and Dale had replied to. Jodi presented a copy of the minutes as she had corrected them. Shawna will take the changes and update the December minutes. Joe suggested having 5 pages of categories as we take the minutes to write on each one as it is discussed. Shawna said that if Jodi sent her the messages then it must have been buried in the another subject and if I didn't open and search every email I would have missed it.

Jodi suggested turning off "threading" on the email which might fix the problem.

Art asked if anybody had knows where the minutes are from 1997 (16 years ago). Joe Found 1997 Amended June 21, 1997 Protective Covenants and Restrictions for Plats A, B, C,D, E, and F. Dale said he had a copy if they wanted to come to his office and get a copy. There were lots of discussion about how to take and write the minutes. Shawna suggested that Jodi exchange jobs with her and Jodi be the Secretary if she wants to spend an extra 6 hours listening to the tapes and try to find things that are wrong in the minutes. and Shawna will be the Treasurer again. ~~Jodi declined. Nobody wants to be the Secretary and Shawna only agreed under duress in the first place.~~ **Jodi declined stating her plate is full with the Board responsibilities she already has.**

3 - Financial Report - Linda \$990 left over in our budget. We have 2 savings accounts had about \$1,000 each. Savings \$1,703 and Capital Improvement \$1,035.

We will put the \$990 will go into Capital Improvement Account. January dues paid in 2013 were deposited on Jan. 1, 2014. Dale suggested that in 2013 the Water Budget only used 73%, Road Budget went over 130% , Fencing Budget went over 106%. Why was the fencing budget so criticized because of the wonderful fence that was put around the Meadow Canyon springs? **Jodi states that the extra fencing was not Board approved.** There were 17 items that deviated over 130%. Jodi states we went over all of that last month. Paul mentions to look at what is needed and reflect it in the budget. ~~Jodi says we make a decision the budget changes.~~ **Jodi states that the Budget is a guideline that we need to follow, but it will change as needed with the approval of the Board.** Criticizing is harmful and not helpful. Art said we are not criticizing but we have to make adjustments when things come up during the year. Jodi - Where is it coming from and we have to make changes. Larry Baer - We can't predict Nature to change the whole budget. ~~Stop criticizing.~~

4 - Ranch Report - Paul - I have been very sick with diverticulitis for awhile but I have managed to work on the tool shed. I bought some shelves at a yard sale and was able to categorize "stuff" on the shelves. I got stir crazy staying in bed in the house. Between Linda and Paul they made at least 3 calls to Kabota in Ca, Kabota in St. George, and Settlers Cove to get the tractor fixed. Paul took the truck to Settlers Cove and had the clutch installed correctly after they had determined that Ahern had installed it improperly. **Ahern said the clutch was set to spec, but we found out that wasn't the case. Ahern will give us \$2700 worth of parts under warranty. We will still have to pay the labor to get it fixed.**

Paul found a stove for \$100 for Cabin 6.

I could get the brush hog going now. We got some furniture and replaced an old "1968" stove in Cabin #6. Nancy and I have been talking and we don't really have the resources to accommodate the Clarkson Reunion food wise but we would be more than happy to try to help them all we can! Art and I drove the ranch and checked culverts, cattle guards and fence materials we still have. We are price checking. Cattle guard best price is \$4,000 and 2 culverts. Do we have the money in the budget? We need cattle guard to keep the cows out of the cabins. Last cattle guard we got from Buntings for \$1,600 but it is too small. Art tells Paul to try Craigslist on the internet. Paul said he already has been doing that. Paul would like the board to put down in writing what the board wants. One **culvert** ~~cattle guard~~ by Joe Bosze's lot #109 and at the Johnny Brown it needs a culvert **and a cattle guard. ?? Did we need a cattle guard there or just a culvert???**

Working with the President to Liaison to Managers is working well when something needs to be done. Solar System batteries were delivered and installed. They are Trimetric Batteries for \$290 **each**, delivered. Dale thought the battery budget was \$4,500 so was the cost \$5,500 instead? Jodi said that the batteries were \$5,400 and we got them for \$4,900. **The Ranch got \$400 back in core charges.**

Candy asked Paul what happened to the Brush Hog you were going to borrow if our was down? **The brush hog we could borrow is 3x the size of what we have.** Paul said he was talking about in the Spring. We don't even have a tractor right now, we are waiting to get it back from repairs. Art said we need to get fences fixed so Paul needs to cut posts and firewood. This is a perfect time of year for that. Weather is suppose to be good this week. Dale said we need to put 200 Cedar Posts and 10 cords of wood on the (Top 10) list. We can mow immediately.

Jodi wants to know if we can get a ~~checked off list of what has been done~~ **check list of our top 10 that show what has been completed with it checked off.** Linda has one she will hand one out for work done in January. **When any Board member goes to Paul or Nancy directly with a request, Paul or Nancy will call Linda and ask her what order of priority it should be done, and it should go on the list.**

Laundry shed is still on the list but it is being gradually worked on. (Top 10) would be: Brush Hogging, Coal Road/Johnny Brown Rd MUST be done this Spring says Lee Bellar. **If it is not taken care of, the BLM will shut it down.** Needs some good dozer work and is needed for a fire escape route. Just needs 3 parts fixed desperately in about ¼ of a mile. Dale has two items for the Top 10: There is a group of trees on Broad Hollow that need to be cut down. They could be used for firewood and also Brush Hogging at Leaf Springs hasn't been done for 10 years and needs to be done. Candy

would like Paul to take pictures of the Road at Johnny Brown and Lee Bellar said he would take the pictures and email them to the board. Joe said he didn't even know where the Coal Road was but it also called the Johnny Brown Rd.

8. Roads & Fire - Joe. We need a culvert **on the road leading** to Lot #109. When the water runs through there it kick the dirt out and over the road. It washes it out because the culvert there is too small.

Paul said he would like to dig out the silt from that culvert because the water fills up on Lot #110 and then runs to Lot #109 and washes the culvert out. Phil Halls road would be the back up road for a fire escape road.

Paul said the Brinkerhoff property has a 15 ft. section with and S turn and is only 12' wide. It needs material **dumped** on that road and spread to help straighten it out. **This is not on our property but joins our 20 lots.** The major cost would only be the material and Equipment time. Lee Bellar said it is a dedicated ranch road and we are responsible for maintaining it. Art said we need the BLM and the Kane County to agree on it. We do need written permission to put in a culvert from Brinkerhoffs. Paul says we need 2 things in Slide Canyon that need attention. We need Larry Clarkson to work on them. We could have him present them to the board. I don't see all the problems but Larry can see them. The Coal Road will be the First on our Top 10 list? Davy wants to know. Art says, Culverts in Slide Canyon would be a Public Safety issue.

Roads to take care of:

- a. **Fire Line Rd.**
- b. **Johnny Brown - Coal Road**
- c. **Brinkerhoff turn**
- d. **End of Slide Rd.**
- e. **lot 151 access**

Top 10 List so far:

Coal Road Repair

Brush Hog

Trees Cut Broad Hollow - used for firewood

Culvert Replaced at Lot #109

Lloyd & John Martinez did damage to the road. Paul did the repairs but told John Martinez he may receive a charge for Material, fuel and Equipment time. **Precedence has been set on Phil Hall's road by Alan Steed as he was required to go back and clean up the road and clean out the cattle guards.**

Dale said we need at least \$50,000 more gravel on the Meadow Canyon road. If the road has ruts you can just cover them up easily unless the road was done improperly.

9 - Activities, Agricultural and Wildlife - Shawna

I did have a presenter here last months meeting but he is not here today, I'll try again next month meeting. I have a water meter to give to Paul to hook up to a cabin to test the usage that we have been talking about. **Shawna spoke with Amerigas and they would charge about \$300 to set up a meter on the cabin.** No Activities to report on right now.

10 - Water Resources and Management - Dale

There is no money in the budget to maintain the water system and development so Dale requests some guidance from the board. Half moon well needs to be done accurately and right. So do you want to put a program together?

We need to get the Half Moon Reservoir brought to fruition to keep the Reservoir full. We need a new well if we are using it for culinary because the old well won't pass. Jodi says we have \$4,000 in the budget for system maintenance and repair and \$1,000 for catchment and diversion. Art would like the Board to take a field trip to look at the water system and catchments. Dale said he would love it if the Board would like a field trip. If DSROA wants to put the money in I could give you the approximate cost and ideas. The State of Utah designed water processes to proceed with water Development in the State. . **Jodi asked for copies of engineer reports on Meadow Canyon Spring that have done during the past 2 years to put in our files. Dale reported that the springs have not been measured and no spring analysis has been done. Engineers have drawn up some sketches.**

Shawna -Motion - April board meeting the board will take a field trip with Dale to look at the water system at DSR. 2nd Dave Turley vote: Unanimous

Could also be a good time to look at Roads and Water in a Suburban so we can all talk about it as we go. We should bring a map and a red ink pen. Paul said he and Nancy will prepare the Lunch that day. Lee Bellar said a suburban won't make it up the Coal Road. Dale said he would take that challenge, he has been driving over all those roads for decades.

11 - Safety, Fencing - Art

A - Communication and job assignments per board member.

Paul purchased 4 new ranch radios (\$35 each). Bob Becker will help program them and we can either sell them for \$75 each and make a profit or rent them to folks who come to the ranch for a few days. (another idea and source for income).

B - Five year plans for main areas of concern. **Joe went over Phil Hall's previous plan but will need clarification from him.**

Damage on Coal road have two problem areas that need to be fixed immediately. **Art spent a day with Paul and came up with a plan on the safety and road issues. Art, Joe and Paul will get together to discuss.**

C - Web Master - Vance Green

Nothing at this time.

7 - Legal , Facilities and Cabin Maintenance - Dave

There was a comment last meeting about getting people to sign a "Liability Release" while they are at the ranch, especially non-members. **Dave** spoke with an attorney and was told that is was not worth the paper it was written on. We have a book of instructions and help in each cabin for all to read should they need help. They can also contact Paul and Nancy (Managers) at Headquarters. Paul says he always asks the people when they pick up the cabin keys if they know how to light the gas lights in the cabin. He re-emphasizes the careful way to go about it. What other ways can we inform people? How do we enforce it? ~~Linda does not have any legal forms.~~ **Question was**

asked as to whether or not we still have a liability release form on file. Linda may have a copy. Should we spend money to have an attorney look at it first? Paul says we have CO2 and Fire detectors in every cabin. Dave will talk to the Insurance Company about this issue.

Paul suggested another source of revenue for the ranch would be to set aside a couple of cabins and fix them up, such as (6 & 10) and rent to outside parties by the week like they do homes in Kanab and other areas. He also spoke with the Travel Council President and he thinks they can refer people because they have requests for such things. Maybe \$500 a week? **Dave will go to insurance company to get some advice on our liability when renting to non-members.** Dale says we need a level of decency for members and nonmembers alike. We need a study done, Linda and Jodi have been working on one for a year now. Lets don't do things blindly, we need the facts. Who's two weeks of cabin time are going to be used? We need to run a good business operation. Linda says the DSROA should have 6 weeks of cabin time for use, but Dale says there is only cabin time for members and the time would have to be donated by a member which makes that member responsible for any problems or damages by the renter that may come up. There was a rental pool created at one time long ago that addressed that. Dave and Paul will check into that. 11 a.m. Linda says our phone connection is down - Bob Allen is working on that. Dale suggested that we put solar lighting on 10 cabins so we can have electric lights in each. Vance Green says they have checked into that and it would cost approx. \$1,000 per each cabin. Dale - MOTION -

That we convert cabins #7 & #8 (that are used most) to solar power light for \$1,000 each, to be completed by May 1st.

2nd by Dave Turley Vote: Unanimous

6 - Finance - Jodi Akers

A. We have set up to get the audit done by Tom Davis out of Las Vegas in exchange for a stay at the Ranch or a Motel room if he can't get to the Ranch due to bad weather. Dale asked who said there was an audit done about 2006? If so, we need to read it and see what we need. I don't recall ever having an audit done in 40 years. Joe suggests we invite Mr. Davis to come to the February board meeting. We will have to cover the cost of his motel room. Dale says we have nothing to hide or disclose.

B. Jodi asks what we are going to do about reimbursing Phil Hall for the money he has spent on roadwork. After much discussion Art says he will visit with Phil Hall about that. A question was also raised about all the work and money people spent on the Johnny Brown road and people who spent money on the Slide Canyon road?

C. Discussion on how to submit invoices - Jodi says we made it through the year on our budget because we didn't have ranch managers last year. This year we have NO wiggle room.

- 1. Invoices to be submitted by persons/company doing the work - no third party billing**
- 2. Board members needs to sign off on that invoice, verifying what parts have been received, what work has been done, and that it was done to standard prior to payment being issued.**

3. All excess material will be accounted for at the end of the project, and determined where it is to be store

12 - Reservations and Web Development - Robert Allen

I have nothing to report now. Vance has nothing to report about the web.

Old Business

Minutes from the June 21st, 1997 meeting and others have been requested and need to be copied and placed in our permanent file. Our governing documents refer to these minutes and Vance will scan for us. Art will stop by Dales office in town and pick them up. Jodi asks Art to collect the whole box we can begin scanning the docs for our files.

New Business

Plan for Large Events:

It was suggested that we need a dump station for RV's. Paul informed the board that there is already one at headquarters by the Bathroom/Store. Paul also said he located a dozen campsites by the Landing Strip and all we would need is Gravel for pads and some equipment time. The board will look at the sites on our tour in February. In the future maybe we could put water to the hookups.

Sandy Johnson has agreed to donate an outhouse to the ranch. We could even build some old fashioned outhouses Paul suggested.

12:30 Shawna Motioned to Adjourn

2nd Jodi

Vote - Unanimous