

**DSROA ANNUAL BOARD MEETING  
September 13, 2014 at 10:00 AM  
DEER SPRINGS RANCH HEADQUARTERS**

**Board Members Present:**

Joe Bosze, Jodi Akers, Bob Allen, Art Ortolani

**Board Members Absent:**

Shawna Cox, Dave Turley, Dale Clarkson

**Other Members Present:**

Larry Meltzer, Larry Baer, Val Cram, Marc Cram, Leland & Kathy Gentry, Roland Bean, Arne Carlson, Robert Musko, Vance Green, Phil Hall, Don Cox, Tami Leavitt, Lynette Foster, Brent Fullmer, Brad & Tammy Hunt, Larry Clarkson, Bob & Lois Nyman, John & Sunshine Harris, Rick & Nancy Nielson, Fred Searle and partners, Bob & May Woolsey, Mark Rowley, Ron Benson, Tom LeClair, Josh Spor, Candace Bosze, Linda Alderman, Paul & Nancy Brayton

**Minutes from 2013 Annual Meeting:** Shawna Cox (absent) - The 2013 Annual Meeting minutes were read by Shawna's husband, Don Cox.

Corrections to the minutes are needed and we requested a copy from Shawna Cox to go through them.

- "allocated" not "located"
- Phil Hall 4.5 acre feet....

Once we have the copy, revisions and corrections will be done. Linda will also add the election results and submit to the Board. No motion to approve due the minutes having too much commentary and too many inaccurate statements.

**1. Financial Report** - Jodi Akers

We are very close to being on track with our Budget this year. Our income is almost to what we had initially estimated, and our total costs are also within the parameters we planned. Some categories are running over what we had planned, and others are running under.

Due to an increase in fuel costs, the fuel & propane category is running a bit over. We ran over in our automotive/equipment repair this year as the Kabota really needed some work and repair.

Our general liability policy bill went up as well, and we have also increased our policy limits to 3 million dollars.

Extras that were done this year:

1. All the cabins were painted by Kathy Pierce Gentry and her family; they did an excellent job.
2. Solar power was put in Cabin 7 and has been well received. We are hoping to do Cabin 8 this year.

There has been discussion about the validity and accuracy of the Balance Sheet that is presented during the Board meetings. Jodi Akers has talked with Nyle Willis (who handles our taxes and yearend financial statements for us) and he sent Jodi Akers a copy of his record of our Balance Sheet. We will be reviewing them to see what could and should be corrected, then report back.

Financially, we are looking good to finish within our budget.

## **2. Legal, Facilities & Cabin Maintenance - Dave Turley (absent)**

Cabin report - in the absence of Dave Turley, Paul Brayton stated that some new floors were installed, new pots & pans were put into the cabins, and all cabins were painted this year.

Paul Brayton estimated about 1500 people were on the ranch this summer using the cabins and the roads for reunions, scout camps, etc.

A question was asked about damages to the cabins and if the members were being charged for them. Nancy confirmed that members were charged for damages.

## **3. Roads & Fire Protection - Joe Bosze**

A. Culverts were added on Lots 150 and 109; the bad culverts were removed on the Old Burn Road.

B. We didn't have much road damage this season on the roads until the rains came this past month.

C. During the last Annual Meeting on September 13, 2013, Dirk Clayson brought in a proposal for an MOU on the Meadow Canyon Road. Signage references were made to coincide with Vance's maps on the wall for their placements and wording.

Unfortunately, the first signs were not accurate, so they will be redone by the County. Vance will be emailing the copy for corrections.

D. The signed MOU with the County is a 50 year contract, and we have 3 years to end the agreement for any reason. The MOU permits the county access to the Forest Service gate through DSR in order to do repairs on the Forest Service Road, and they will drop the blade on Meadow Canyon Road at their discretion on the way to or from the area. It has been suggested that if we did not go along with this agreement, we could lose our access to the Pink Cliffs Loop Road.

E. Another cattle guard was put in above pond #1 and another fence was put in to help control the cattle.

F. Marc Cram stated that one road up into the Johnny Brown area was out of date in our Title 5 with Kane County. The Board stated that they will be bringing in a dozer to fix the Coal Road and that the lower road needs to be done as well. The Board also stated that during the March 2014 meeting, we met with the BLM and everything has been approved, and we even got some of the fees waived.

G. John Harris questioned if the County will now be putting gravel down on Meadow Canyon Road due to the MOU and it was explained that the County won't put gravel on MCR. The agreement is that they will drop the blade on occasion. The Board states that as part of the MOU, DSR still retains the right to repair, gravel and grade Meadow Canyon. John Harris thinks more negotiating can be done.

Brad Hunt suggests if it goes back to eminent domain then they would gravel it. Paul Brayton stated that the first week the road signs went up that there were a few people out here that stirred a lot up of commotion; but since then, it went back to normal.

H. We still are allowed to lock the gates during hunting season. For the record, the three year trial for MOU started on July 27th, 2014.

I. Roland Bean, from Idaho, states that in Idaho, they crown the roads more to allow the water to run off. This may be a direction the ranch takes to improve water drainage.

**4. Reservations & Web Development - Bob Allen**

Cabin reservations are up this year and doing well. There is nothing further to report at this time.

**5. Water Resources & Management - Jodi Akers**

A. The Water Committee has been in negotiations with Clarkson Investments for the past 3 years on the development of Meadow Canyon Springs. After last month's Board meeting, the Water Committee submitted the 9th revision of a contract that is continuously being worked on. As of this date, no agreement has been reached with Dale and the DSR Water Committee, but the committee remains hopeful.

B. Lynnette Foster stated that it takes 40+ years to understand the water and questioned who we have in place that knows this. Jodi states that Vance Green has vast knowledge of the water; Brent Fullmer does as well, as well as Lynnette Foster. This is a good reason that once a contract can be agreed upon by both entities, it should probably be reviewed by our Ranch Attorney.

C. Paul is already a water master for DSR and tests are done quarterly. He stated that there may be a hole in pond #3 as it is draining.

D. Marc Cram questioned as to whether or not the head gates were done at Red Reservoir last year and it was confirmed that it had been completed.

**6. Security, Public Safety & Communications - Art Ortolani**

Art Ortolani stated that it has been a great year for the Board meetings. Board Members have had disagreements behind the scenes, but have worked things out. Art Ortolani thanked the Members and the Members of the Board for the last year's efforts.

Radios for Ranch communication are for sale at a cost of \$75.00 each and are available through Paul or Nancy Brayton.

**Presentation of the Candidates:**

Leland Gentry  
Phil Hall  
Rick Nielson  
Robert Musko

**Election Results:**

143 ballots cast, 428 votes

Leland Gentry: 83  
Robert Musko: 131  
Phil Hall: 135  
Rick Nielson: 79

The Board would like to extend a very big thank you to the Members who assisted in the ballot counting.

**BOARD MEETING FOLLOWING THE ANNUAL MEETING**      September 13, 2015

**New Board Meeting and Officers and Areas of Responsibility:**

**President** - Phil Hall (Crawford)  
**Vice President;** Roads & Fire - Robert Musko (Slide)  
**Treasurer;** Water Committee, Legal - Jodi Akers (Broad Hollow)  
**Secretary;** Cabins, Facilities & Equipment - Joe Bosze (Crawford)  
Agriculture & Wildlife - Leland Gentry (Podunk)  
Reservations, Web Dev. & HOA - Bob Allen (Podunk)  
Security, Public Safety & Ranch Activities - Art Ortolani (Lower Ranch)

**Priorities for the Next Meeting:**

Budget

Removal of trailers at Johnny Brown

\*\*\*\*\* Art Ortolani made a motion to give notice to owners of Lot 111 on Monday via certified mail which would give the member 7 days to respond to the notice, then 30 days to have the trailers removed from the lot.

Seconded - Bob Allen

Vote - Unanimous approval

\*\*\*\*\* Joe Bosze made a motion to give Dale Clarkson until the next Board meeting to either accept or reject contract Version 9a. A letter will be sent.

If rejected, Dale Clarkson must wait until the Water Committee produces a new general contract with specific guidelines that serves all.

Seconded - Jodi Akers

Vote - Unanimous approval

Discussion on Dale Clarkson's application for appropriation on Half Moon Reservoir - Acceptable to run water from Half Moon Reservoir if done properly - Vance, Dale and Marcus discussed this after the last meeting, and Vance stated there should be no problem with that, but that it needed to be done properly. Then a notice is seen in the local paper for application to appropriate from Clarkson Investments / Half Moon Water Company. On this application, Dale stated that he owned the property in which the well was located, and this is not the case. This is another Association owned asset. Phil stated that if it is a Common Property asset and a Member wants to develop it, or sell it, there should be a fee charged. We will look into this.

1. Any development of common ground needs to remain common property.
2. Fees need to be imposed to do so.
3. Member protests have now been filed because this is a Ranch owned Asset, and was not brought to the Board for consideration or discussion and because of the 3 years of Meadow Canyon Spring negotiations which didn't get anywhere. Vance explains the 2 levels of Protests filed, and Phil asked if it would be helpful for the Board to file a protest as well. Vance confirmed that it would.

\*\*\*\*\* Jodi Akers made a motion that the Board should file a letter of concern on the Application to Appropriate by Clarkson Investments on Half Moon Well and to point out that ownership belongs to the Ranch.

Seconded - Bob Allen  
Voted Unanimous Approval

### **Moving forward in Organization for Board Meetings:**

If a Member wants to have something discussed at a meeting, they are asked to submit a petition of the nature to the Board three weeks prior to the meeting. The Board may either put it on the Agenda to be discussed or have it assigned to a committee for review.

Topics of importance for next meeting:

- Budget
- Results of the Trailer
- Signage on MOU

\*\*\*\*\* Phil Hall made a motion to adjourn meeting  
Seconded - Art Ortolani  
Vote - Unanimous Approval

Meeting adjourned

### **Next General Board Meeting:**

October 11th, 2014 10:00 AM at the Ranch Headquarters

### **Special Acknowledgement:**

After the Annual meeting, Tami Leavitt presented a hand crafted quilt to each Veteran present. As stated in an accompanied letter "Please accept this quilt as a token of our love, gratitude, and appreciation for your service and sacrifice, on behalf of Moms' Love Quilts and a grateful Nation. The letter also contained hand written notes of thanks from the children that helped make the quilts. This was warmly received. Thank you to all those individuals involved.

Veterans present: Joe Bosze, Bob Woolsey, Art Ortolani, Jodi Akers, Bob Allen

Lunch was prepared and served by Brad and Tami Hunt. Members also brought pot luck dishes. Entertainment was performed by Mike Ewing and his group. A silent auction was also held. It was wonderful and truly appreciated.

