

A NEWSLETTER BY DSROA

DEER SPRINGS RANCH

**BRENT
FULLMER**

**LARRY
CLARKSON**

**BARRY
CLARKSON**

**MICHAEL
MCINTCHOLS**

**CADE
HOFF**

**DIRK
CLAYSON**

**BEN
CLARKSON**

WINTER 2025

Jan
'25

A New Year Brings **NEW BEGINNINGS**



Members,

Another year has passed and much has changed.

The Board of Directors has four new members. While I call them new Board Members, they are hardly new to either the Ranch or the Board. Barry Clarkson, Ben Clarkson, and Dirk Clayson, have been on the Board multiple times before. Mike McNichols has also served a term on the Board. Very little needed to bring them up to speed, Board wise speaking.

A big thanks need to be extended to Bart Battista, Scott Koller, and Michael Jordison. Bart took on some major work involving the 40K Tank upgrades. Mapping the water system(s). And working to resolve the Johnny Brown water issue. Scott Koller donated cabinets, countertops, doors, and expertise, in all the work done on the cabins and the Ranch House this last year. Michael Jordison took care of the books and monitored each and every dime that was spent.

See Fullmer pg. 4

Streamlined Cabin Reservation

The Deer Springs Ranch Owners' Association (DSROA) Board is excited to announce that owners and guests reserving cabins or RV sites will now have payment processing built into Firefly!

If paying by credit card (preferred):
Reservations should be made using the [Firefly Guest Portal](#). A credit or debit card payment will be processed immediately at the time of checkout.

If paying by check:
The DSR Reservationist must make your reservation in Firefly. Members should:

1. If possible, verify availability on the portal
2. Email cabins@deerspringsranch.org with your lot number, the desired cabin, and the dates for the reservation.
3. The DSR Reservationist will create your reservation and email an invoice with instructions on where to remit payment and how to sign the waiver.

See Reservation pg. 5



Cabin Committee:

The DSROA Cabin Committee was envisioned and established by Kathy Pierce at the end of 2023 with the approval of Brent Fullmer, who was President of the DSROA Board at the time. Kathy's vision was to create a group of DSR owner volunteers who would work together to identify ways to improve the cabins—both physically and by improving the ongoing processes for renting, maintaining, and paying for necessary annual maintenance and repairs. The Committee's goal was also to analyze the financial aspects of the cabins to ensure they could pay for themselves.

The foundational concept behind the creation of the Cabin Committee is the reality that there often isn't enough money or labor hours available in the annual budget to complete all of the projects that are needed and desired. As a result, asking DSR owners to help out was a logical solution.

Several DSR lot owners volunteered to assist Kathy and Mike McNichols by serving on the Cabin Committee. They worked together to identify issues and concerns regarding the cabins and address them. In the spring of this year, the Cabin Committee members, along with more than 20 DSR lot owner volunteers, spent over 450 volunteer hours working together to make significant improvements to all 10 of the DSROA-owned cabins as follows:

See Cabin Committee pg. 5

2025 Road Projects:

The board is considering several road projects for 2025. Priority will be given to projects where members contribute by purchasing culverts or materials, supplying labor/equipment, or funding contractor hours. Below is a list of some of the areas being considered based on member input and contributions.

- Crawford Canyon West (Kevin Pool / Michael Jordinson)
- Upper Lick Road (Dan Wirt)
- Trails End Request (Todd Kempf)
- Slide Canyon (Christian Kroger / Mike McNichols)
- 4ft Cement culvert placement (Board)
- Crawford Canyon 90-degree turn (Board)
- Horse Hollow 90-degree turn (Phil Hall)
- Gravel pit cattle guard to Broadhollow (Jeff and Tina Collins / Brent Fullmer)
- Old Burn Road Culvert erosion and Grading (Bruce McQueen, Joe Bosze)

If you would like to contribute in 2025 to these areas please let the board or suggesting member know.



2024 Annual Meeting

By Tina Collins

Hello DSR Family!

I wanted to provide an update on the annual meeting and auction held this past September. We had a solid turnout—though not quite as high as in previous years, a great number of members still joined us for the event. The auction raised \$2,200 in profits, bringing our total over the last few years to more than \$8,000. I'd love to hear your ideas on how we can use these funds—nothing is off the table. At the moment, we're discussing the possibility of building a covered meeting area/pavilion, something that can be enjoyed by everyone and easily expanded as more funds become available. We're not in a rush to spend, so please feel free to send me any and all suggestions you have.

We also introduced something new this year: a "purchasables" table! It featured a variety of items for both kids and adults. For the next meeting, I'm considering organizing a raffle for a package of DSR-themed donated items. Again, I'm open to any suggestions you may have.

Additionally, I'd love your feedback on food preferences for next year. This year, we had a fantastic group of volunteers who BBQ'd a variety of meats, and the food was amazing—if you weren't there, you really missed out!

Lastly, I'm looking for anyone interested in joining Becca Hoff and me on the Annual Meeting Committee. We work together to brainstorm ideas, plan, and coordinate everything for the event.

Feel free to reach out to me at TinaDSR121@gmail.com with any thoughts or suggestions!

Preserving Ranch Roads:

Proper usage of ranch roads will have a greater impact on road conditions than our annual road budget ever will. Please follow these guidelines when driving on ranch roads:

- The speed limit on all ranch roads is 25 mph, except 15 mph around HQ and cabins. Lower speeds are safer and help prevent washboards.
- Do not drive in muddy conditions. If you are creating ruts, stop driving until it dries out or freezes.
- Add weight to the back of your truck, especially when hauling a trailer. The increased traction also helps prevent washboards.
- Follow the road less traveled. Especially in wet conditions, don't follow the same tracks as the vehicle before you.
- Use the full width of the road. It may be easier to drive down the middle, but it's better to drive as if it's a two-lane road. This will help prevent regrowth of plants on the edges and allow the road to wear more evenly. You will also experience a smoother overall ride.
- Report damaged or unsafe areas to the ranch manager or the board by email.

Fullmer Cont.

by Brent Fullmer

I can't thank the Cabin Committee enough for all the volunteer hours they donated to fixing and repairing much needed infrastructure. Kathy Pierce, Mike McNichols, Jeff and Tina Collins, Joe and Candy Bosze, Karen and Randy Frie, TaNiesha Hambilton, Bruce and Nancy McQueen. There were others who came and worked Cade Hoff, Scott Koller, Dan Wirt, Kevin Pool, Larry Clarkson, Nick and Jen Williams, to name just a few. (My dementia limits my ability to remember all things relevant.)

In addition to their Cabin Committee work, Jeff and Tina Collins and Larry Clarkson, assisted in the repair of the underground wiring to Cabins 6, 7, & 8. The complete re-plumbing of Cabin 1, and the Ranch House remodel.

We also have a new Property Manager, Cody Allred. Introduce yourself to him, if you haven't already done so. Cody is a licensed general contractor and is just needed to be pointed in the right direction. I have worked with him on multiple projects and have witnessed his skills, knowledge, and ability to do the job.

If you haven't already done so, you might want to also thank Kurt Jacobson for his service as Property Manager. He accomplished a great deal during his tenure.

If you haven't heard, DSR has purchased a Fire Truck, from the City of Provo, Utah. We got a killer deal as we paid all of \$500.00 for the truck. The wizards of this negotiation are the owners of Lot 160. Bob and Justin Headman. Both retired Firefighters from Provo. They deserve all the credit.

It is a 1978 American LaFrance, which was completely rebuilt in the 1990's by the Pierce Corporation. It was mostly in reserve status after the rebuild and then was placed in surplus where it has been sitting for a while. The Provo City fire mechanic has checked it out and it is ready to roll. Has a couple of leaking valves, which are easily repaired.

While the truck isn't 4-wheel drive, therefore will have some limitations, it will help provide some protection to DSR. We are talking about constructing a building to house it in and once the decision is made, we will be soliciting help with funding, building materials, and labor, to complete the project.

Speaking of volunteer projects, we do have the new playground equipment that we need to install next spring. If you want to help put it up talk to Cade.

Finally, a big thanks to the three D's. Dale, Danny, and Danielle Clarkson's. Dale and Danny for working on the well rehab, and Danielle for doing the bookkeeping and keeping our records straight. She has been a great help as every time I need to sign something for the Ranch, she provides me with a map on how to get home. She also pins a note to my coveralls; "Hi, my name is Brent, please point me towards Deer Springs Ranch!" Saved my bacon, many a time.

I am sure I have forgotten to thank someone. All I can do is apologize and blame advancing age.

I am off. In the past I used to clarify that being off meant I would be physically leaving, not that I was mentally deficient. Now it means both.

A handwritten signature in black ink that reads "Brent Fullmer". The script is cursive and fluid, with the first name "Brent" and last name "Fullmer" clearly legible.

Reservation Cont.

by Cade Hoff

- 4. Mail Payment: Reservations not paid in full within 10 days of the invoice date will be canceled.

Reminder of key reservation requirements:

- Minimum reservation: 3 nights for cabins.
- Guests must be the lot owner or a guest of the lot owner.
- Lot owners should email cabins@deerspringsranch.org before their guest makes a reservation using their cabin time, so authorization for the reservation is documented.
- Reservations not using member time must be approved by the DSROA Board. If not approved, a refund will be issued.
- The Reservationist will verify that the reservation does not exceed the associated lot's annual 14-day limit. If the wrong selection is made, the DSR Reservationist will update the reservation and send an invoice or process a refund as needed.
- Guests making a last-minute reservation (less than 72 hours before arrival) should email cabins@deerspringsranch.org to ensure the cabin can be prepared for their arrival.

Adding payment processing to our reservation system will save time for members, the Reservationist, and the bookkeeper. We hope you find that this improves your cabin reservation experience.

Cabin Committee Cont.

by Kathy Pierce & Michael McNichols

- Out of 75 high-priority projects on our list, we were able to complete 69 of them—92%.
- Out of 156 total projects on our list, we were able to complete 123 of them—79%.

There is more work that will need to be done in the future, both for improvements to the cabins and for improvements to the ongoing processes for renting, maintaining, and paying for necessary annual maintenance and repairs. The goal of the Cabin Committee is to continue working closely with the DSROA Board to identify and address issues and opportunities for further improvements. If you would like to volunteer as a member of the Cabin Committee or help with future projects, please let Kathy Pierce know.