



■ Deer Springs Ranch Owners Association ■

# At the Ranch

www.deerspringsranch.org

December 2020

## PRESIDENT'S MESSAGE -

Are we all glad that 2020 is almost over? I wanted to report as we near the end of another calendar year, that this year has certainly included some very new and interesting challenges. I believe that this is the first year ever that we have been forced to hold so many meetings by electronic means. While this has been a challenge, I want you to know that Mariah Wheeler has been phenomenal in accommodating and facilitating changes and communications in addition to her already very heavy task load.

I also want you all to be aware that, despite certain complaints about how quickly we have been able to address some cosmetic issues at the Ranch, specifically related to the HQ area, our Property Manager has been anxiously engaged every single day working to better the Ranch.

Finally, I want to point out the large and small (mostly large) contributions of you Members. I will call out Brent Fullmer, Vance Green, Dale Clarkson, Kurt Jacobsen, Joe & Candy Bosze, Jeff Meshinsky, and Brad Hunt by name, although there have been hundreds of hours donated on projects to improve the Ranch.

A few examples of projects, many of which have been long overdue:

- Installation of an internet communications link to provide much

*president's message - cont'd*

*better communications with the Ranch*

- Installation of protection zone fencing in the Well Field

- Installation of a piping system to automatically water cattle in the Well Field

- Installation of a portion of a cattle watering system at Half Moon Reservoir

- Replacement of Upper Cabin Water System main-line and tank

- Continued work on Cabin 3 remodel with the purchases of newer mattresses and replacement of household goods

- Continued work on Cabin 7 remodel

- New gas heaters for Cabin 9 & 10

- Replacement of all batteries in the HQ solar system

- Installation of Certified water hauling station at HQ

- Reconnection of Old Coal Road to Podunk

- Acquisition of a contract with a dedicated Certified Water Operator to oversee ranch water systems

- Purchase of a solar trailer to accommodate the process of providing solar to several ranch cabins

- Purchase of a Land Rover to assist with cabin housekeeping

- Refurbishing of the DSR Airport Landing Strip

- Installation of a digital/live feed monitoring system for the lower ranch water system holding tank

- Erosion control behind ranch headquarters

- Several ranch roads received improvements to their safety for

*president's message - cont'd*

*travelling, including widening*

Some Members have voiced concerns about other priorities and clean up of the Ranch. Obviously, the Ranch is a never-ending work in progress. However, I for one, am very pleased with the progress we have made despite COVID-19 and all other obstacles which plagued us this year. I am truly honored to continue to work with such a great group of people on the Board and at the Ranch. I just hope that we can all pitch in and do our part to make the Ranch the place we want it to be. Here is to a better 2021 and seeing you all at the Ranch!

Barry Clarkson, DSROA President



**Season's Greetings & Merry Christmas from the Ranch!**

**May you and yours enjoy a healthy and prosperous New Year!**

## GREETINGS FROM YOUR NEWEST BOARD MEMBER!

I would like to thank all of you who voted for me in the recent election. I am grateful for the opportunity to serve all of the members of the ranch and I will be working hard to help with projects in the future that will benefit all of us. My primary areas of responsibility will be to help with ongoing cabin renovations and assist the water committee and the agriculture committee with the many projects that are planned for the coming year. I welcome any comments or suggestions you may have and you can contact me directly at [mikemcnicholsdsr@gmail.com](mailto:mikemcnicholsdsr@gmail.com).

As a relatively new owner (4 years) I have volunteered to start a new project designed to help new owners and existing owners alike. This message is only to introduce the idea and there will be much more communication in the future if this is something that many of us want to move forward on.

My idea is simply to gather as much information as possible from existing lot owners on a variety of subjects to create a resource of information and ideas of what has already been done at the ranch over the past 40 years and then share that information with other lot owners who are looking for information and ideas for developing their own lots.

Shortly after buying my lot at DSR four years ago I spent countless hours online researching off-grid water systems, solar systems, septic systems, Park Model Homes, Kane County building permit requirements, affordable cabin building, etc. I finally came to the conclusion that much of the information on the internet was put there for personal or business gain and all of it was subject to interpretation and may or may not apply to my specific situation at DSR.

*greetings - cont'd*

Participation in this project would be strictly voluntary. I'm sure there are lot owners who just want to be left alone and if that is the case we will certainly respect their privacy. None of us would want to have someone just show up on our lot unannounced and that is not at all what I am suggesting.

For those who would like to participate, there could be different levels of participation. Some owners might be willing to offer written information about what they have done and what they have learned, but keep their privacy and not allow any pictures or visits to their lot. Others might be willing to provide pictures or video to show off their projects, but not want anyone to visit their lot. Others might be willing to participate in an organized tour which would need to be well planned and coordinated well in advance (maybe once or twice per year) so new owners could actually go see what existing owners have done for cabins, water, solar, generators, storage, fencing, gardens and much more.

At this point this is only an idea, but I think it is an idea that would allow all of us to learn about the amazing work and development at the ranch while helping many of us avoid costly mistakes by trying to figure things out from scratch. It may also help to facilitate some neighborhood gatherings and activities and provide critical information in case of a fire or other emergency.

Thanks again and if you think this is a good idea (whether you would like to participate personally or not) then please let me know.

Mike McNichols  
Lot 270

## ANNUAL DUES INCREASED

In a monthly board meeting held in July 2020, President of the DSROA Board, Barry Clarkson, proposed the raising of the annual association dues for DSROA from the current rate of \$475 to \$500 annually. Barry Clarkson invited the Board of Directors to review the proposal and gather feedback. A dedicated portion of each subsequent board meeting allowed for open discussion on the matter and it was also discussed in an open forum at our annual meeting at the ranch in September by all of the members who attended that meeting.

In the October 2020 board meeting, the Board felt the feedback they had received regarding the raising of the dues was favorable, however, the Board felt it best to reach out to the entire membership to receive a more official feedback, prior to making a final vote. An informative pamphlet regarding the matter was created by a team which included Board Members, Office Administrator and members.

The pamphlet was mailed out to the membership with a ballot to submit a vote. 92 Ballots were returned to be counted with 76 in favor and 16 against. (Ballots were counted per lot, not per member). During the December 2020 Board Meeting, the DSROA Board of Directors unanimously voted in favor of raising the DSROA association dues to the amount of \$500 annually, effective January 1, 2021.

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2021  
— HAPPY NEW YEAR —