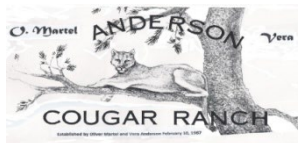


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2026-27 Board Member Officers
President: Julie Steenblik
Director: Brandon Anderson
Director: Meridee Anderson
Director: Craig Slack
Secretary/Treasurer: Joan Keller

ACR Stockholder meeting

Date: Saturday, August 1, 2026

Where: via Internet Conference & in Person

Time: 9:30 am

Attending: Angie Hansen, Alison Larkin, Craig Slack, Annette Bay Pimentel, Ariel Blair, Bart Bailey, Brandon Anderson, Brian Anderson, Cindy Pierce, Clint Anderson, David Bay, Dustin Mortensen, Helen Hincks, Jalene Austin, Jeff Bailey, Joan Keller, Jeanne Brzinski, Julia Hansen, Julie Anderson, Kristin Anderson, Leo Bay, Lisa Farrell, Meridee Anderson, Nancy Boss, Nicole Bay, Nikki Anderson, Oliver Anderson, Robert Anderson, Sam Anderson, Shaylee Bailey, Stephen Bay, Tawny Bailey, Veralyn Self, Elena Buhler, Scott Hansen.

WELCOME: Clint

PRAYER: David

UPDATES on Family members: NA

Corporation Business:

- A. Joan presented updated financial info
- B. Clint talked about Alcea funeral on August 22 in Richfield at 10 am
- C. Events review by Clinton
- E. BOD survey results from family members

AGENDA

- 1. Fire Recovery procedure
- 2. Rebuilding goals
- 3. Rebuilding Committee [who and what responsibilities do they have?]
- 4. Voting for BOD/President/Secretary-Finance

ITEM #1:

TOPIC: WHERE DO WE START FROM HERE?

DISCUSSION NOTES

1. RESULTS FROM FAMILY SURVEY:

Roads: Most respondents felt the roads were adequate, or want only light maintenance such as grading, fresh road base, filling potholes, keeping foliage away from the road. Such suggestions as a road in the main front field for RV, camping, or extra parking.

Cabins and Pavillion: most respondents wanted the Pavilion rebuilt before considering the rest of the areas such as cabins, RV, or camping areas. Build to codes and insurable.

Bathrooms, Laundry & Showers: all respondents wanted the restroom area also to rebuild along with the pavilion. Differences were in how many, winterizing the plumbing for weather beyond the summer. Better quality building like the pavilion to keep rodents out.

Parking: respondents to not elaborate too much but did indicate that simple grading to level areas or organized are for parking be made.

Vegetation & Reforestation: no cottonwood, only native plants. Need to provide a method of watering for the land as City Creek water is not available for that with perhaps some kind of cistern system.

What to Preserve: The Pavillion larger to accommodate more family members, a place of memories, salvage foundations, fireplaces, stonework.

Financing the Rebuild: most offers were for labor, paperwork, or fundraising rather than personal checks.

Funding Ongoing Upkeep: two options were mentioned; which were raise assessments/pay to stay or Rent to outsiders. Issues were not addressed with either of these methods.

How the ACR has been run: Most respondents credit past caretakers for good care with informal and volunteer driven arrangements. Some felt the corporation has outgrown this model with 9 shareholders being the only ones accountable where the descendants have grown to 150+. Some

reorganization might be needed or desirable to include all descendants of Rex, Victor, and Martel to some degree or another.

Willingness to Serve on the Rebuilding Committee: 60% said yes, meaning 4/10 opted out. Most don't mind being assigned a task or to a work crew and were happy to help. Seems that an organizational committee is one skill and task/work crew is another.

2. Set up a RESTORATION COMMITTEE with at least 1 member from each family to handle details of reconstruction. This could be at least a 1-3 year commitment but we can change members in individual meetings if needed. Each family [not stockholder] has 1 week to submit a name for the committee so all are included. [maybe smaller families would/could join with another family? jbk]

3. RUSS EAGER AND THAD ANDERSON are wanted and invited to join the restoration committee and participate in items that affect their properties. With Russ as our contact with Gary Bezzant, the Habitat Manager Southern Region of the Wildlife Resources department. Karl Anderson [and son of] is a contact for Thad Anderson. They are also interested in the fence issue, water issue, reforestation, and access to services.

Members are:

Thad Anderson - tanders5@me.com with Karl Anderson - timidsprings@mac.com
Russ Eager - rustyrock7@yahoo.com
Kent - Andy Anderson amartel4@cox.net
Betty - Jay Michael goofymike2009@gmail.com
Janel - David Bay baykoe@gmail.com; alternate is Mindy Merrill
Alcea - Craig/Mitchell Slack mitch.slack@icloud.com
Sonja - Shaylee Bailey shayleebailey@gmail.com
Vernon - Martel Steenblik martelsteenblik@gmail.com
Sara - Martel Steenblik martelsteenblik@gmail.com
Robert - Matt Anderson oliverma2000@gmail.com
Randy - Sam sam@whiteeyebrows.com

Committee will study the different issues; make plans, costs, revenue, deal with fence around property meeting WRD standards with roads, gates, and access meeting each owner's needs, water preservation for reforestation, reforestation, restroom rebuild, pavilion rebuild, cooking area proposal [in pavilion or outside of it] Then the committee will make reports to the BOD for input and/or approval.

4. What has been done: Joan has filed an Incident report with the Beaver Co Sheriff Office concerning damages from the fire. She has talked with Andy to see if we need to file an Incident report with Piute County Sheriff office. She has contacted the county assessor to reassess the property for a lowering of the county tax estimate.

Piute Co Sheriff office is now contacting owners to file a Water damage incident report. I have contacted Andy to file this report as he has pictures of the damage on our property.

5. Elections of Board of Directors, President, and Secretary/Finance for Aug 2026 to Aug 2027

President: Julie Steenblik - julieanderson8882@gmail.com
BOD1: Brandon Anderson - (435) 669-2810 [text is best] or heybja@gmail.com
BOD2: Meridee Anderson - dede@oranderson.com
BOD3: Craig Slack - craig@afiutah.com
Sec/Fin: Joan Keller - joanbkeller1@gmail.com
Cougar Ranch: cougar.ranch.corporation@gmail.com

Closing Prayer: Angie Hansen

Family Reunion assignments are as follows:

2027: Randy family

2028: Robert/Alcea family

2029: Sonja/Vernon families

2030: Kent/Betty family

2031: Janel Bay family

2026-2027	STOCKHOLDER 2026 FINANCE STATUS		
INCOME		Entry	Balance
	Starting balance from 1.2026-2027		9,261.27
Assessment \$ per share	2026-27 Assessments	?	
	Other gifts, donations, revenue	?	
	Balance Subtotal		9,975.35
EXPENSES			
	Corporation Yearly renewal	18.00	18.00 est.
	Corporation agents update	35.00	35.00 est
	Cabin & Property maintenance/Supplies		100.00 est
	Clean up Weekends person - TBD		50.00 est
	Office expenses		5.00 est
	Property Taxes - due Nov	200.00	200.00 est
	Projects rebuilding costs		??
	Bank - Stripe - Venmo charges	80.00	80 est
	Water TBD [yearly]		240 est
	Projected Corp costs 2026-27	333.00	
ACCOUNT BALANCE	Corp. Zions savings acct		9,975.35 Corporation
8.1.26	Corp. Zions checking acct		1,055.28 Restoration