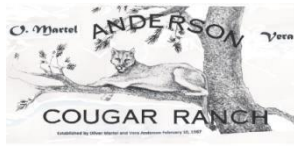


OM & V Anderson Cougar Ranch Corp.
Address: 3914 West SR 153
Junction, Utah 84740
Email: cougar.ranch.corporation@gmail.com
Web: CougarRanch.org
Contact Phone: 801.870.9532



2025-26 Board Member Officers
President: Clinton Anderson
Director: Brandon Anderson
Director: Mitchell Slack
Director: Savannah Bailey
Secretary/Treasurer: Joan Keller

ACR BOD meeting
Where: via Internet Conference
Attending: [Atten Sam: please note list of those attending]

Date: Saturday, August 1, 2026
Time: 10:00 – 12:00 pm

LINK TO STOCK HOLDER MEETING:

Cougar Ranch Corporation Meeting
Saturday, August 1 · 10:00am – 12:00pm
Time zone: America/Denver
Google Meet joining info
Video call link: <https://meet.google.com/obz-mfnv-bbh>
Or dial: (US) +1 319-343-8840 PIN: 932 717 533#
More phone numbers: <https://tel.meet/obz-mfnv-bbh?pin=6714545649843>

TO ALL: This is a suggested agenda. We can tackle the items in any order we wish to discuss them. jbk

WELCOME: Clint Anderson, BOD President

PRAYER: _____

UPDATES on Family members:

AGENDA ITEMS:

1. Fire Recovery procedure
2. Rebuilding goals
3. Rebuilding Committee [who and what responsibilities do they have?]
4. Board of Directors Election

ITEM #1:

TOPIC: WHERE DO WE START FROM HERE?

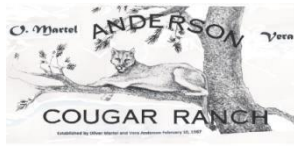
DISCUSSION NOTES

1. **RESULTS FROM FAMILY SURVEY:** A yearly plan of what we need to do each year to accomplish the cleanup, land management, stream management, construction etc.

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 1–5-year commitment but we can change members in individual families if needed. Suggested committee name is the **Phoenix Phase of the Cougar Ranch**. A new beginning from the old ash.

- a. one member from each family and define operating procedures for the committee.
- b. president of committee
- c. finance and finance secretary to handle purchases and track funds with president who then report to the BOD
- d. goal of committee for this year [to be decided by committee with suggestions of stockholders and BOD.
- e. separate funds account for ASSESSMENTS v. RESTORATION COMMITTEE as the funds are for different corporation items, i.e. maintenance costs v. restoration costs?

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3. RUSS EAGER AND THAD ANDERSON are invited to join the restoration committee and participate in items that affect their properties concerning land restoration, water issues, fencing, and roads. Their comments are listed here for your information:

Russ comments and information to us: Hi; I had this conversation with Gary Bezzant Habitat Manager Southern Region with Wildlife Resources. If you recall, I was asked to represent our family's interests last year. Joan, my contact then was David Bay he was given a full report of what our family needed to do and stop doing. Are you familiar with the requests the State made? Some have been completed but not sure about all of them. Please think about what he is asking us as per Seeding and Fencing. **I recommend we should join the wildlife resources to get the best results and uniformity in seeding. So, all the property going forward will look the same.**

Karl and Joan: let me know if you have any questions. Joan, I wanted to get this to you before your family meeting in August. I advised that we have one voice working with the State Forest Department. Being part of the committee, I have experience on both sides as a landowner and an employee of the state. That is the best way to communicate with them. I am willing to be that voice with both your family's input. Please talk it over and get back to me.

Hi Joan,

My name is Karl Anderson. My dad is Thad Anderson, son of Seth Rex Anderson. My dad is getting up there in age (90 this month). I have been taking care of upkeep issues related to the cabin and property. Our hearts are broken for all our family members with the loss of the cabins and your pavilion. So very sad! I ran dad down Friday and Andy helped us get permission to run up the canyon. Up to that point, I think he was in disbelief. When we drove up to the gate and he saw the damage to the Anderson Pine, tears welled up in his eyes. This land means so much to all of us as we all have so many wonderful memories. Dad's memories start as a kid staying in the Bay cabin to tend to the turkeys and sheep that his dad and Martel had up there. We are looking forward to letting the land heal and to be able to spend time down there again.

I have filed a property loss as per your instructions last Sunday and hopefully they will get assessments done in the near future. Thank you for sending this information out. Please continue to send emails to my dad at landers5@me.com and please add my email timidsprings@mac.com as well.

Thanks Russ for keeping us in the loop! Karl

4. INCIDENT REPORT: 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.

5. COMMITTEE INFO OR POSSIBLE HELPS. List of agencies we can approach for grants, loans, assistance, and guidance.

A. Utah State Forestry, Fire & State Lands / Forest Stewardship: [HELP US COME UP WITH A PLAN, HELP, LOANS] Utah's Forest Stewardship Program connects private landowners with the information and tools needed to manage their forests and woodlands. The purpose of the Forest Stewardship Program is to assist private forest landowners to actively manage their forest and related resources; to keep these lands in a productive and healthy condition for present and future owners; and to increase the economic and environmental benefits of these lands. <https://ffsl.utah.gov/forestry/landowner-assistance/forest-stewardship/>

B. USU Forestry Extension office: [PLAN & HELP] The Utah Division of Forestry, Fire, and State Lands offers technical assistance to private forest landowners. If you are interested in developing a comprehensive forest management plan or a timber sale plan for your land; obtaining information relating to forestry cost-sharing options, forest management, or agroforestry; or need technical assistance inventorying your resources or entering a timber sale contract, please contact the Division foresters in your area, listed below. <https://ffsl.utah.gov/forestry/landowner-assistance/>

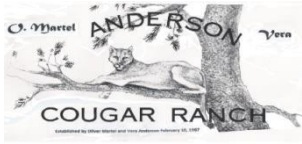
C. USDA Farmers.gov: Does your operation include forests? USDA offers a variety of programs and services that could help your land. Whether you grow pines or firs, maples or walnut, we have options for you through Loans, Protection, Recovery, and Conservation.

D. USDA Forest Service Disaster Recovery program: [HELP US COME UP WITH A PLAN, HELP, LOANS] Connect with DisasterAssistance.gov for more information or download the official Federal Emergency Management Administration app to your smart phone. The app provides essential tools and information to prepare for, stay safe during and recover from disasters. <https://www.fs.usda.gov/managing-land/disaster-recovery>

E. DWR Wildlife Management area assistance with fence materials

Jalene Austin GO FUND ME account raised **\$997.12**

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6. ELECTION OF OFFICERS

PRESIDENT:
SECRETARY/FINANCE:
BOD #1
BOD #2
BOD #3

FURTHER DISCUSSIONS -SUGGESTED COURSE OF ACTIONS
LIST OF ITEMS AND ORDER OF RECONSTRUCTION TO BE?

- 1. NEED a Committee; need a revenue plan, need a list of family willing to help with labor or specialties.
- 2. FENCE: WLR Pay for survey and pay to have the fence materials and perhaps installed with input from families about details such as where to have gates etc. Gary Bezzant Habitat Manager Southern Region with Wildlife Resources possibly
- 3. LANDSCAPE: WLR add us to their bid for fencing and replanting. Gary Bezzant Habitat Manager Southern Region with Wildlife Resources possibly
 - a. PRESERVATION OF LAND PLAN: suggesting a small water cistron or what will work best to preserve landscape for the future. Will we use the same road structure, change it, terrace it, add another road for front of property.
- 4. CLEAN UP: clean up all burnt items. WLR do a lot of this with burnt trees etc?
- 5. REBUILD PAVILION: as per family survey and exact specifications decided by restoration committee
- 6. FINANCING PLAN: assessment, donations, building funds, work credits by people in leu of monetary contributions.

NOTES:

NEXT 2026-27 BOARD OF DIRECTOR MEETING:
BOD Member are: _____
NOTE: Next BOD meetings for the year: quarterly

Family Reunion assignments are as follows:
2026: Randy family
2027: Robert/ Alcea family
2028: Sonja/ Vernon families
2029: Kent/ Betty family
2030: Janel Bay family