



**INDIAN CAMP RANCH**  
HOMEOWNERS' ASSOCIATION

Karen Kristin, President  
Bob Greenlee, Vice President  
Melinda Burdette, Secretary  
Porter Stone, Treasurer  
Richard Blake, At-Large  
Russ Sweezey, Ranch Manager

1 February 2006

Dear ICR HOA Members,

After the November Annual Meeting of the Indian Camp Homeowners Association, it became clear to the members of the Board that new blood was needed to manage the HOA. On December 30<sup>th</sup>, the outgoing board met to appoint a new board and to discuss jointly issues that arose at the Annual Meeting.

I'd like to introduce myself, Karen Kristin, your new President of the ICR HOA, and also identify the four additional appointed members of our board. Bob Greenlee continues to serve as our Vice President, Melinda Burdette replaces Jane Dillard as Secretary, Porter Stone replaces Jon Callender as Treasurer, and Dick Blake will act as our fifth Member at Large. Steve Glass resigned his position as Ranch Archeologist; this position has not yet been filled.

The new five member board met the following morning to continue discussion on a variety of unresolved issues including a budget review which is detailed in Porter's Treasurer's Report (attached), the need to incorporate as a non profit corporation, the adoption of Senate Bill SB 05-100 which governs the management and responsibilities of a homeowners associations in Colorado, and the continuing maintenance of the ranch.

As you know, Archie Hanson has acted as our board president since the HOA's inception; he has also made significant improvements to the Ranch and has either performed or supervised all of the maintenance of commonly held property such as roads, walls, culverts, signage, and security. Now, after many years of service, Archie and Mary have chosen to step away from the operational responsibilities of Indian Camp Ranch. Therefore, in order to ensure the efficiency of future maintenance and management, the new board has appointed Russ Sweezey as ranch manager. This position will require a substantial commitment of time and energy, and we want you to know that although the amount is yet to be determined, the board is considering a stipend for Russ that would be drawn from association funds.

Speaking for all of us, I wish to communicate our deep appreciation for Archie and Mary Hanson. We thank Archie for his initial vision in creating "The First Archeological Development" at Indian Camp Ranch and for his extraordinary leadership through the years. Our heartfelt gratitude reaches out to Mary for her amazing generosity of spirit and the hospitality she has provided to all of us who have sat at the Hanson table eating and drinking, planning and laughing. We want it known that Archie and Mary's original vision for the ranch will continue with our stewardship.

As your new ICR HOA President, I look forward to working with and for you, and ask for your continuing input on the operation of the ICR HOA.

Sincerely,

Karen Kristin  
*President*

PS: To encourage membership communication and keep us mutually informed, Russ Sweezey has created a website for the ICR HOA, [www.icrhoa.org](http://www.icrhoa.org). Check us out! In the future, we'd like to communicate with the membership through the website, hopefully exclusively. If this is inconvenient for you, please advise Melinda Burdette, Secretary.

Enc(s).

- 2006 Treasurer's Report (Stone)
- 2005 Treasurer's Report (Callender)
- 2006 Draft Budget (Callender)