

RANCH MANAGER'S REPORT

July 19, 2008

HOA Board

Dear Members:

Since my report to you on January 19, 2008 and on April 19th we have experienced no further catastrophic happenings, but general upkeep and some substantial improvements have kept me very busy. I think it would be more understandable if I set out each Program as a separate item.

1. **SIGNS:** At the last meeting it was decided that a sign be installed at each entrance warning the entering public that we were running cattle loose across the entire Ranch. Holly Hatch suggested the title of "OPEN RANGE" would suffice. Next it was suggested that we include a "Neighborhood Watch" warning sign. I had acquired two signs from the previous Sheriff and they also were displayed. Upon inquiring at the local Sheriff's office about exactly what was required of the sign owner and what the Sheriff's office could provide for us in the way of information or support, I was astounded to learn no one knew of any information but very helpfully said to ask the City Police Dept.. They, too, displayed complete ignorance about any information and acted as though I had invented the sign. However, they were one notch above the Sheriff because the Police Dept. suggested I look it up on the Internet. This I did and found out it was started in one of the Eastern states in 1976 and, as the name implies, each neighbor watches out and communicates with each other. It is a toothless bit of bravado to scare off 12 year old children and Eagle Scouts. Any security we wish to have has to be originated within our own core group. We are our own big brothers.
2. **SECURITY CAMERAS:** At last I have found the answer in an economical unit (\$170.) called the "Patroller Security Light Digital Camera Recorder". I have had two of them in action at the Road K entrance and with some slight changes, they will be the answer to photographing every car entering or leaving the Ranch. The real value of this device is that with the addition of a 2 gigabyte chip (\$30.), it can record hundreds of pictures, as many as 2000 with a 3 megapixel setting. This chip can be taken to Walmart for instant printing and a disc can be made for a permanent file at the same time. . The only problem I experienced was that the motion sensor was too close to the

lense and a fast car had already approached and gone and the sensor on a departing car was too late. I am having two new sensors attached with a 60 ft. extension to catch an approaching car earlier. The previous problem with the other existing models was the recording of the event. Most all good recordings did require an expensive hard drive and then the review of the entire program and printing pictures. I believe this is a real breakthrough for us.

3. VACANT HOUSE SURVEILLANCE: In keeping with trying to protect our fellow property owners who are not fortunate enough to live here full time, I have arranged for Rick Duran to give a weekly look at each participant's house inside and out for \$15. for each inspection. Everyone on the Ranch received a letter from me explaining this service in detail. So far, only two people have sent their checks in and they are Lowe and Greenlee. This service was not for vandalism or thievery but for the common problems I enumerated in my letter.
4. SNOW PLOWING: I have prepared a Contract to be provided to all property owners setting forth a price and conditions. This sample has been given to the Board and several good changes have been suggested by Jon Callender, Holly Hatch and Porter Stone. I have no ego problems with their suggestions but it is time someone on the Board finalizes the Contract so we can proceed further. Now is the time for action on this small matter.
5. WEED CONTROL: I have had Tom Weaver doing the spraying of our roadsides on a program that keeps this problem well under control. Tom and I meet whenever I think we need attention on an emerging problem and Tom's advice is usually the one that prevails and it is a constantly changing scene with a new rain or emergence of a new crop. This problem will always be with us and should not get out of hand because the cost of physical labor to remove weeds is not practical. I have also planted over 80 yucca plants, 4 Lombardy poplars and 8 ravina plants. The yucca plants were to help anyone locate the road edges when snow has created a complete "white out". Only those who have been the first ones out in the snow will appreciate these aids. Each entrance received two Lombardy poplars to soften the entrances and the ravina should help in this regard in a few years. While the yuccas and the ravina did not cost anything and the poplars were \$10. each, the real cost of these new plantings will be the first year's watering program. I had my fire engine outfitted with a special water valve that could be electrically operated from the cab and a flexible 2" hose so that the driver could rapidly visit each plant with a large dose of water. While I have not charged the HOA for the use of the truck and gasoline or for each 2000 gallons of water from our household water, I billed the \$10.p/h fee for the driver.
6. THE FARMING SITUATION: Al Heaton brought his cattle on the Ranch in early April and moved out on May 14th. There were two reasons for the rapid

removal of the cattle: First, at the entry date the crop had grown no more than 2 inches and the cold weather didn't hold any hope of providing a satisfactory green supply of Winter Wheat. The second reason was that suddenly the lowly wheat crop was getting more profitable every day and a mature crop could bring in more money as wheat than as cattle feed. Those of you who have paused to examine the crop will notice that it is stunted and not very heavy. I talked to Al about this and brought up the idea of fertilizing next year. Al felt the inferior crop was due to the complete lack of moisture following the heavy snowfall and no amount of fertilizer would have improved a dry year. However, he said that he felt, because of the short time he had to prepare the land, he could not do a proper soil preparation program. If the Board recalls, there was a considerable amount of discussion and argument about the farming that caused the delay. He feels that now that he can start earlier he can produce a much better crop in 2009. Al's farming program has not been without its problems. Porter Stone relayed to me that he had received a complaint about the cattle chute on the side of Mary's Path. I had the chute removed. Porter had another complaint, this time about Al's equipment being unsightly and that two of his trucks should be removed. I removed two trucks by putting them inside the building. I believe that Al Heaton has been absolutely great, easy to work with, always pleasant and agreeable. I try to accommodate our owners but this is not always possible.

7. HORSES ON THE RANCH: Nancy and Curt Mangan have two horses on their property and their daughter, Sam, even helped Al and his men herd the cattle into the corrals last May. Now Mike and Ginny Kistler are ready to bring their horses to their property in a week or so. The delay has occurred because their new barn has not been finished. Those of you who have not seen the barn should do so because it is absolutely "state of the art". Ginny has had the complete responsibility of all the building, grading, clearing and decorating. She and Mike are a great addition to our expanding family.
8. BRIDLE TRAILS: In the Ranch Manager's Report at the January 19, 2008 Meeting, I discussed the "creation of bridle trails" in paragraphs 6 & 7 and provided the Board with a map of the possible trails that was stapled to the last page. Several of these trails have been made. The creation of these trails has been set out in our C.C.& R's and is an important part of the overall plan of design. Specifically on Page 6 of the C.C.& R's as Article II, Sec.1, (b) and on Page 11 Article IV Sec 2 states that the Declarant has the right "to make cuts and fills", etc.
9. My letter stated that this map was "potential trails and that not all of them will be developed". However, any reasonable person could deduce they had to have a directional purpose and some were extremely important because they would be the only access to other areas. My past experience of living with these restrictions for more than 70 years has shown that some people even like the trails to traverse the hillside properties in a more esthetic fashion than just

on property lines. Early in the development of Indian Camp Ranch almost every lot line that was level and easy to grade on Parcels 1, 2, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30 and 31 were graded. All the farming ground areas have had their lines obliterated by our farming agents. I believe there are those on our Board who do not have the faintest idea what a bridle trail is about. It was stated to me “why bulldoze a path across a field when the rider could go anywhere?”. I had to explain unless there was a directional path, the rider would ride willy nilly across anyone’s property. Horseback riders must be kept on certain designated routes, not across anyone’s property. I believe most of you have heard me say that the bridle trails are more important than just for horses. They have provided many more avenues for the casual stroller or party of friends to enjoy an area that is not accessible any other way. It provides a feeling of unity on the Ranch that cannot be attained by a fast moving car. To me, one of the most important benefits was the offer to horse people that they could enjoy these horseback times with the assurance that this privilege could never be taken away from them or their children’s children. To someone who doesn’t understand this, thinks I am talking Greek, I am sorry for him or her.

10. MAILBOXES AND SIGNS: Since our Meeting last January, the pace of replacing signs has slowed but as I drive around the Ranch, I see several that are peeling off and they will be replaced soon. We have a new owner on the Ranch: Lee Bergman and his wife, Susanne Devich on Lot 19, previously owned by the Kistlers. Every time a new owner arrives, it requires the removal of the old signs, repainting, re- lettering and installation. Then comes the new mailbox, nameplate and new box keys.
11. ROAD MAINTENANCE: The gravel placed on the roads after the heavy snowfall has stood up very well. The $\frac{3}{4}$ inch rocks have a tendency to get pushed to the side continuously so that I have to use the John Deere skiploader occasionally to push the rocks toward the center of the road. I smooth out the bumps in the roads about every 2.5 weeks and this is a dusty tiresome chore that is done by dragging a steel set of grader blades attached to 6 tires and takes 5 hours each time. I use my Ford Expedition and the HOA has never been charged for this service. When the monsoon rains arrive later this month we will see some mud spots develop and will cure them as needed. All culverts need a hard examination but only a few on Mary’s Path need attention. Mary’s Path has been completely ignored to save money and will need some base later this year.
12. FIRE PREVENTION: The Ranch still has some areas that should be thinned out and one of these is parcel 17 belonging to Diane Arkenstone. This parcel is currently being thinned out and the project will take several months. August is fire prevention month and Jon Callender, Russ Sweezey and I are all members of the Firewise Council centered in Durango. You have all been given information about how to fire proof you dwelling but later in August we

are preparing a handout of practical information that you have never seen before. We will also have every parcel scored as to fire prevention and give every parcel a report card.

13. **DEAD TREE REMOVAL:** There are many cedar trees that are dead or dying on the main road and these will be removed, taken to a burn pile on my property. The semi-dead are left alone until the owner wants them removed. These trees are a problem but I do have the equipment and manpower, so contact me if you have any specific problem on your road front trees.
14. **EASEMENTS:** An important project was having the two entrances surveyed for a map and legal description of the area encompassed by the existing fence for the purpose of having these two parcels be part of our road easements. After an agreement as to the responsibility for the power and the water, I can record the new addition of property as part of our HOA easements.

SUMMATION: As Ranch Manager, I strive to keep our property as well maintained as possible. Safety and security are always ongoing and new ideas about GPS markers on your goods to insure a speedy return is something that is getting closer to a reality. I would like to share these ideas with you for the good of all.

Sincerely,

Archie Hanson
Ranch Manager