

The Board of Directors of the Homeowners Association of Indian Camp Ranch met Jan. 1, 2003 in the home of Archie and Mary Hanson.

The meeting was called to order at 1:40 pm. Present were Archie Hanson, president; Bob Greenlee, vice president; Jon Callender, treasurer; and Jane Dillard, secretary. Not present was Bill Argo, director-at-large.

Mr. Hanson reported that there were no major problems. A brief discussion was held about the possible need for liability insurance for the HOA and about the possibility of registering the HOA for tax exemption status. Dr. Callender will look into the insurance situation and Mr. Greenlee will check into the tax exemption.

Mr. Hanson presented the road maintenance expenses for the Ranch. The current dues do not cover the actual costs which have been absorbed by the Hansons. Association dues also cover the electrical bill for the lighting at the entrance gates and the annual weed suppressant treatment along all roads.

Mr. Greenlee made a motion, seconded by Dr. Callender that the Association increase the per acre dues from \$4.00 an acre to \$5.00 and to eliminate the house assessment per se and to charge all parcels the \$400.00 residence fee whether or not a house was on the property. The motion passed unanimously. This will bring in an additional \$6000.00 + in income.

The bylaws state that such a change be voted on by the entire HOA and must be ratified by a two-thirds majority. A notice will be mailed to all property owners.

There will be a general meeting of the HOA the weekend of Oct. 16-18, 2003 the exact time, place and date to be announced later.

The meeting was adjourned at 3:20 pm.

Respectfully submitted

A handwritten signature in black ink, appearing to read "Jane Dillard", written in a cursive style.

Jane Dillard, Secretary