

The Board of Directors of the Homeowners Association of Indian Camp Ranch met Jan. 3, 2004 in the home of Archie and Mary Hanson.

The meeting was called to order at 10:00 am. Present were Archie Hanson, president; Bob Greenlee, vice-president; Jon Callender; treasurer; Jane Dillard; secretary and Stephen Glass; director-at-large.

Property assessments and their resulting income were reviewed. At \$550.00 per parcel the assessments equal \$17,600.00. The major expenses continue to be road maintenance and weed control.

Future needs discussed were electronic gates, additional culverts and chip-seal paving of all ranch roads.

Tilling and seeding of most of the amiable land on the ranch has been done. The winter wheat that was planted will be harvested as a share-cropping endeavor and will assure us that the ranch will maintain its agriculture tax designation.

The Conditions, Covenants and Restrictions of Indian Camp Ranch were reviewed with specific emphasis on signage, structures and property boundaries.

The realtor handling the sale of parcel 7 was asked to remove the "For Sale" sign from the property, which she did. No such signs, advertizing signs or builder/contractor signs are allowed.

The owners of parcel 9 were asked to request a variance for building a third living structure on their property. This request has been received in writing and is on file. The variance was granted.

It was pointed out that no property boundaries may be changed without the consent of Mr. Hanson, even though the involved parties are in agreement on the changes. The 100' setback of buildings was also discussed.

A resolution was proposed by Mr. Greenlee and seconded by Dr. Callender which stated that - "The Board of the Homeowners Association of Indian Camp Ranch supports the Conditions, Covenants and Restrictions of ICR as currently written and supports the President in his discretion in enforcing them." The resolution passed unanimously.

It was suggested that property owners periodically review the CC & Rs.

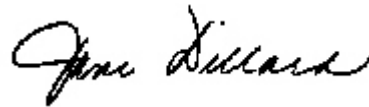
It was noted that the president of the HOA must be a permanent, full-time resident of ICR.

Mr. Greenlee will look into the pros and cons of the HOA becoming a not-for-profit organization. This could be advantageous for many reasons.

In other action, Stephen Glass was appointed ranch archaeologist, replacing Doug Bowman and a general meeting for all property owners was called for March 21, 2004 at 2:00 pm, possibly to be held in the Anasazi Air Force hanger.

The meeting was adjourned at 1:40 pm.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Jane Dillard".

Jane Dillard, secretary