

**Indian Camp Ranch Homeowners Association  
Board of Directors Meeting  
December 31, 2005 9:00 a.m.  
Held at the home of Bob and Dianne Greenlee  
Indian Camp Ranch, Cortez, CO 81321**

Directors Attending: Karen Kristin, President, Bob Greenlee, Vice President, Porter Stone, Treasurer, Melinda Burdette, Secretary, and Richard Blake, Member-at-Large.  
Also Attending: Russ Sweezey, Dianne Greenlee

President Karen Kristin called the meeting to order at 9:05 a.m. The directors determined that the new law SB 100 applies to the Indian Camp Ranch Homeowners Association. A resolution to adopt the seven written policies that non-exempt HOAs are required to adopt under SB 100 was distributed. After reviewing the resolution, a motion was made to adopt it, and this was unanimously passed and signed by the directors.

Russ Sweezey reported that he researched web site domain names, and [www.icrhoa.org](http://www.icrhoa.org) is available. The directors approved the registration and fees, and thanked Russ for his offer to serve as the association's webmaster.

Karen proposed that the Board's first order of business is to send a letter to members informing them of the election of new directors on December 30, 2005. It was decided that Karen and Porter will each write a letter. Karen's letter will explain the changes in the association's leadership and ICR management and maintenance. Porter's letter will explain the budgetary issues the HOA is facing relative to the actual costs of managing and maintaining ICR, consideration of paving the roads to lower road maintenance costs in the future, and reimbursing the Hanson's for their unsolicited loans to the Association. Porter's letter will include the 2005 Treasurer's report, prepared by Jon Callender, and the proposed 2006 Budget, prepared by Jon Callender.

The directors agreed that the Board's immediate priorities for attention are: 1) collecting the 2005 assessment dues (per the notices that Mary Hanson is sending out in January); 2) solidifying the 2006 budget; 3) creating a reserve or sinking fund; 4) repaying the Hansons for the unsolicited loans they made to the ICRHOA; and 5) submitting the application for incorporation as a non-profit association. Bob Greenlee volunteered to assist Karen with filing this application.

The Board agreed that addressing priorities #2, #3, and #4 may be best handled through a special assessment. Other matters for future discussion were identified as: 1) reviewing and updating the Bylaws and the covenants, conditions, and restrictions (CC&Rs) which were recorded 12 years ago; and 2) changing the way assessments are based (currently per lot, irrespective of the acreage) to make them fair for all members, given the fact that some members have subsequently aggregated acreage through purchases of parcels or portions of parcels.

Going forward, it was agreed that the Board of Directors should meet on a regular basis, conduct the business of the HOA in a way that fosters openness and participation by all members, and communicate the business of the HOA in a timely and transparent manner. The Treasurer will prepare and distribute a quarterly Treasurer's Report. The address of record for the ICRHOA will be 9335 County Road 22.7, Cortez, CO 81321, and the FAX number will be 970-564-5181.

The matter of engaging a ranch administrator/manager to continue the role that Archie Hanson filled was discussed. The directors felt that having a full-time resident was preferable to contracting with a management company. The Board unanimously approved the establishment of the position of Ranch Manager, which will report directly to the Board and receive compensation. The Board then offered this position to Russ Sweezey, and he accepted. Since a "job" description which outlines requirements, responsibilities, and time commitment does not exist, Russ and the Board agreed that Russ would keep track of his time over the next few months and report to the Board. Once Russ and the Board have a handle on how much time the position entails, suitable compensation can be determined and Russ will be compensated for his time beginning January 1, 2006.

Richard Blake volunteered to get new stationery printed for the HOA. The web site will list the names, a phone number, and e-mail address of each of the Board members and the Ranch Manager.

Diane Greenlee proposed that the Board adopt and communicate the goal of preserving and protecting the original vision for and intent of Indian Camp Ranch as an archaeological preserve. The Board agreed that what the Hansons created for future generations to enjoy should be valued and stewarded by all members.

The date of the next Board meeting was scheduled for March 8, at 7:00 p.m., at the home of Porter and Judy Stone.

There being no further business, Karen adjourned the meeting at 11:00 a.m.

Respectfully submitted,

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Melinda Burdette, Secretary