

Indian Camp Ranch Homeowners Association
Board of Directors Meeting
March 9, 2006 - 7:00 p.m.
Held at the home of Porter and Judy Stone
Indian Camp Ranch, Cortez, CO 81321

Directors Attending: Karen Kristin, President, Porter Stone, Treasurer, Melinda Burdette, Secretary, and Richard Blake, Member-at-Large.

Also Attending: Russ Sweezey, Ranch Manager; Hollie and Pat Hatch, members

President Karen Kristin called the meeting to order at 7:15 p.m. The minutes of the meetings of December 30, 2005 and December 31, 2005 were approved.

Karen reported that the Indian Camp Ranch Homeowners Association is now incorporated. Karen read a letter she received from Deb Commandeur and a letter she received from Archie Hanson regarding signage and mailbox keys. Karen also received a phone call from Jane Dillard who inquired about getting our HOA registered with Montezuma County. Melinda will look into the requirements. Karen will call Kent Williamson, an attorney, and find out if we need to file our SB 100 resolution with the state.

Karen announced that there are two new lot owners: Charles and Barbara Mertian (Lot 29) and Mike and Ginny Kistler (Lot 19). Melinda reported that only about half of the lot owners have returned their contact information and permission form to her. She will send out the contact information to all members this month.

Porter distributed a treasurer's report as of March 5, 2006. Everyone has paid their 2005 annual assessment per the notices that were sent in January 2006. Total income to date is \$17,050 and expenses total \$502.53. Karen and Porter changed the ICRHOA account at the bank to reflect that they are the authorized signers. Richard questioned the budget for maintaining the plywood lot signs, which need to be repainted about every five years. He wonders if we should consider a different design and maintenance-free material. We will revisit this at a future meeting.

Russ gave a report on his activities as Ranch Manager. Through Steve Glass's referral, Russ has arranged for Dale Murphy to grade the roads for \$700 per grading. The first grading last month was only partially done because it has been too dry to be effective. As soon as this snow clears, there will be enough moisture to grade the roads. The issue of snow removal was discussed. We have been lucky so far not to have any appreciable accumulation, but Russ will pursue finding someone should we need to have snow plowed.

Richard has requested some information about the DR Power Grader, a piece of equipment that hooks onto an ATV or a small tractor. It is designed to groom and maintain gravel roads by loosening and regrading materials with minimal power. Richard and Russ will confer about its potential for our roads and the various options we could consider for who might operate it if the ICRHOA were to purchase it. They will bring a recommendation to the next Board meeting. Richard thinks that one great advantage to using this kind of equipment on our roads is that we probably would not need to buy more base every year, so there would be significant cost savings to the HOA. Archie engineered the roads well: they have a nice crown, drain well, and the culverts are in the right place.

Porter raised a concern about two dangerous intersections along Indian Camp Road, the first being where Pueblo Ruins Road intersects and the second being where Mary's Path intersects. He is also concerned about the dangerous speeds people drive which increases the potential for accidents. The Board agreed that 25 mph is a safe speed limit for ICR roads. A motion was made that we should institute a speed limit of 25 mph and erect signs to that effect, and the Ranch Manager should decide on the number and location of signs. The approval of the motion was unanimous.

Russ reported that he and Porter attended a local one-day biodiesel conference last month to learn about the crops and the move to establish a cooperative to manufacture and sell the fuel. Sunflowers or safflowers are both dryland crops that will grow here. Sam Bangs, the farmer who planted the winter wheat crops at ICR in 2003 and 2004, was at the conference. Russ approached him about his interest in continuing to grow crops on ICR's fields, and asked if he would consider growing sunflowers here. He called this week and said that he is willing to farm ICR. Sunflowers would need to be planted between May 1 - June 1. The Board agreed that Russ should move forward with engaging Sam Bangs. It is a great

financial advantage to all ICRHOA members to have the agricultural zoning of the ranch, and having crops planted improves the aesthetics of the landscape, helps control weeds, and keeps the dust down. Russ will send out a letter to all lot owners whose property is farmable.

Karen asked the Board to prioritize the seven issues listed on the agenda under old business. Board members agreed that obtaining general liability and directors and officers errors and omissions liability coverage is critical. Russ will get quotes and the Board should make a decision as soon as possible. The matter of the out-of-pocket expenses totaling \$21,000 that Archie Hanson covered over the years, primarily for road maintenance and weed control, is also a pressing issue for us to resolve. Richard volunteered to talk to Archie and Mary. The Board would like to gain clarification on what their expectation is regarding repayment. Some ICRHOA members have expressed concern that they were not aware until last November that the annual assessments had not been covering expenses, and they were also not aware that Archie viewed his out of pocket expenses as "loans" to the HOA which he expected should be repaid.

The compensation for Russ's time and work in his capacity the Ranch Manager also needs to be determined. Russ has been keeping track of his time, and he is comfortable continuing to do so and submitting an invoice on at least a quarterly basis. He does not yet have a sense about how much time the position will entail, and the best way to proceed right now is to track the time and bill the HOA on an hourly basis. By the end of this year, Russ will draft a job description and the Board can discuss what is an appropriate level of compensation and the best method of compensation. Karen asked Russ to submit an invoice for his time to date by March 31.

Under new business, Karen relayed a matter that Jane Dillard called her about this week. James Black owns 160 acres between ICR and Canyons of the Ancients National Monument. He has a right-of-way through Indian Camp Ranch properties (between lots 5 and 6) that provides access to his property, which otherwise would be inaccessible. The easement runs alongside Jane's property and is very close to her house and guest house. Recently Archie has been starting to clear land in preparation to build a road back to the Black property. The purpose is to enable James Black to subdivide the property into four 40-acre home sites which could be sold and developed. Jane feels that the road and traffic will seriously impact her property. Karen will talk to Jane about some options she might wish to consider to have the road back to Black's property moved so it is not so close to her house.

Also under new business Karen suggested that she would like to work on cultivating a mutually beneficial relationship between Indian Camp Ranch and our neighbor, Crow Canyon Archaeological Center. She was recently introduced to Ricky Lightfoot, Crow Canyon's President. Melinda is Ricky's assistant, and added that Ricky has told her that he would be pleased to meet with the Board to discuss items of mutual interest. It makes sense to schedule a special meeting for this purpose, and Karen and Melinda will come up with a date.

Karen will be in touch with Board members about the date for the next meeting. It was agreed that it should be scheduled between the end of May and early July. One of the agenda items for this meeting will be the matter of a special assessment in 2006 to cover the 2006 budget. Ideally we want to be collecting the current fiscal year assessment in January, and this assessment should be based on the budget we prepare in the fall for the next fiscal year. At this time, the Board feels that the annual meeting of the membership should be scheduled in October, as the bylaws suggest.

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

Respectfully submitted,

Melinda Burdette, Secretary