

Indian Camp Ranch Homeowners Association
Board of Directors Meeting
September 14, 2006 - 7:00 p.m.
Held at the home of Melinda Burdette and Russ Sweezey
Indian Camp Ranch, Cortez, CO 81321

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

Also Attending: Russ Sweezey, Ranch Manager; and the following members: Arleen Blake, Archie Hanson, Jerry Mueller, and guests Al Heaton and Preston Heaton.

President Karen Kristin called the meeting to order at 7:15 p.m. The purpose of the meeting was to discuss matters for and finalize the agenda for the Annual Meeting on October 7, and learn about Archie's meeting with the Montezuma County Assessor Mark Vanderpool and his assistant Scott Davis on September 13. Archie invited Al Heaton to attend this Board meeting so Board members could have the chance to ask him questions about his cattle and farming operation. Archie introduced Al Heaton with his personal testimonial of seeing the excellent operation he has run on his son Lex's property near Disappointment Valley. Al is a member of the Cattlemen's Association and has been involved in farming locally all his life.

Archie provided the Board with written notes from his September 13th meeting with Vanderpool and Davis, which Al Heaton kindly attended at Archie's request. Archie proposed the reinstatement of agricultural zoning for the entire Indian Camp Ranch, based on the creation of a lease between Al Heaton and the ICRHOA that would provide for the planting of 450 acres of crops and the grazing of the entire 1200+/- acres. The county officials were favorably persuaded by the appeal, and the reinstatement of ag zoning is now dependent upon a majority of ICRHOA members approving of the lease.

Archie distributed an agricultural grazing lease to the Board for review and comment. He also provided a draft of farming lease information and permission form to participate in the farming and grazing lease. Archie offered that with the Board's approval and permission, he would send out the mailing to the members requesting their approval of the lease. Porter suggested that it be made clear to the members in the information that this arrangement with Al Heaton will be a great benefit to members in addressing the weed control problem.

Archie asked that the Board underscore to members that if they wish to fence their property, a 10 ft setback from property lines is required. He also wanted members to be reminded that all housing must have a 100 ft setback from all side lines and a 150 ft setback from any road frontage.

The Board thanked Archie for his efforts on behalf of the ICRHOA, endorsed the lease arrangement, and asked Archie to proceed with sending the information and permission form to the members. The Board was impressed with Al Heaton's credentials, experience, forthright and businesslike manner, and his interest in working with the association in a fair and cooperative venture of mutual benefit.

Porter presented the proposed 2007 budget that he developed with Richard and Russ after the August 30 Board meeting. Based on the experience we have had this year with expenses, and taking into consideration the addition of the ICR loan retirement (a first installment of \$4,000 toward the \$16,000 debt the Board feels the HOA should repay Archie and Mary Hanson), and the establishment of a reserve fund, we have a total budget of \$32,000. The Board voted to endorse the proposed 2007 budget and submit it to the ICRHOA members for approval at the Annual Meeting. The Board discussed the best way to generate the revenue to balance the budget and unanimously endorsed raising the assessment to \$1,000 in 2007, effective January 1. The assessment of \$550 for 2006, as usual, will be payable in January 2007. However, the assessment for 2007 will be payable in two installments: \$500 in June 2007 and \$500 in December 2007. This schedule will be proposed to the members for approval at the Annual Meeting.

Melinda reported that she sent out an announcement about the date, time, and place of the Annual Meeting. The announcement also stated that any items for the Annual Meeting agenda should be submitted in writing to her by September 13. A letter dated September 8 was hand delivered to her from Archie, and the Board took these suggestions under advisement in determining the agenda. This was the only response she received.

The agenda was determined and Karen will compose a cover letter highlighting the important business to be taken up at the Annual Meeting.

There being no further business, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Melinda Burdette, Secretary