

**Indian Camp Ranch Homeowners Association  
Board of Directors Meeting Minutes  
January 1, 2008**

The Board of Directors meeting was held at the home of Melinda Burdette and Russ Sweezy. All ICRHOA members were invited to attend, and the following members were present: Jon Callender and Leila Hanson (Lot 1), Archie and Mary Hanson (Lots 2, 21, 29), Karen Kristin (Lots 4 and 5), Pat and Hollie Hatch (Lot 13), Porter and Judy Stone (Lot 14), Dick and Arleen Blake (Lots 28 and 31), and Russ Sweezy and Melinda Burdette (Lot 30).

10:10 a.m.

President Karen Kristin called the meeting to order at 10:10 a.m. and welcomed everyone. She expressed her appreciation to all those members who have been participatory, noting that her hope is that we can enter this year in the spirit of cooperation that has come forward in 2007. While the past two years have brought some measure of greater cooperation among members, some measure of distance has occurred as well, which has affected the strong sense of community and camaraderie we have always enjoyed.

Karen thanked numerous individuals: Dick for his two years of service on the board as the member-at-large, and for his work on the bylaws and the way he honored the changes suggested by Jon and Skip; Leila and Hollie for serving on the Bylaws Committee; and, Jon for his work on the CC&R's and his guidance with meeting conduct and Roberts Rules of Order. She thanked Bob Greenlee for all the skills and experience that he has contributed as board member and Vice President. She noted that Bob has served continuously from the very beginning of the ICRHOA, and she hoped he will continue to be involved with ICRHOA matters and advise us. Karen thanked Porter for his services as Treasurer, Melinda for her assistance as Secretary, and Hollie and Leila for coming on the board this year. Last but not least, she thanked Archie and Mary for continuing to help and make everything work.

The first order of business for this Board meeting was the determination of positions among the five directors who were elected at the Annual Meeting. Karen, Melinda, and Leila were elected for a two-year term (2008 and 2009), and Porter and Hollie were elected for a one-year term (2008). Karen asked each director to state which positions they would prefer. All agreed that it would be beneficial for the continuing directors to move into a new position, allowing each director to gain broader board experience. The positions agreed upon by the directors were as follows:

President: Porter Stone

Vice President: Karen Kristin

Secretary: Leila Hanson

Treasurer: Hollie Hatch

Member at Large: Melinda Burdette

Karen turned the meeting over to Porter to run. Melinda offered to record the minutes for this meeting, then hand over the secretarial duties to Leila at the end of this meeting.

**Proposed Revisions to CC&Rs.** Porter called on Archie and Jon to make a presentation of the proposed revisions to the CC&Rs that they have been working on. Since not every director had had a chance to review the draft, Porter suggested that they focus on the substantive changes they are proposing.

One key matter that Archie wants to address is what to do with the artifacts that have been collected. He said that his dream for ICR was not realized. He thought the ranch would be a mecca for those who wanted to excavate and not be labeled a pot hunter. Instead people have bought lots here for other reasons. There will not be a museum, so this necessitates a solution for taking care of the artifacts. Archie feels the best solution is for everyone to be responsible for the artifacts that are found or collected on their property. Section 3 has been reworked to describe how a property owner will care for collections, maintain an inventory of them, and how they will remain part of the lot and “run with the land,” being transferred to a buyer as part of the purchase.

Archie feels that Indian Camp Ranch is going to be world-famous for its archaeological sites and cultural resources. He noted that one thing we have been criticized for is not curating artifacts by professional standards. He also noted that he never intended for the ICRHOA to be responsible for incurring costs related to property owners’ archaeological endeavors. Archaeology should be fun and exciting. It is not fair to “tax” residents who aren’t interested in archaeology. An associated matter of concern is with having a Chief of Archaeology to approve archaeologists qualified to work at the ranch. This is something the Board needs to consider.

Another key matter that Archie and Mary wish to have addressed is the elimination of the property use exception that Lot 21 could be used for a proposed Museum, Research Center, etc. Concerning this lot owned by the Hansons, Archie also noted that two areas around the entrances could be eased. The front entrance has electric and water. The easement could provide an area for the ICRHOA to allow burial of artifacts owners have dug up and do not wish to care for in perpetuity. The question was raised about the possibility of the HOA acquiring the land at the entrances. This would give the HOA responsibility for the entrances, and would also entail paying the taxes on this property. This might not be permissible with the county however. Jon thinks we should think about this in the interests of protecting the entrances for aesthetics and control.

Judy Stone asked what entity dictates that the artifacts should be cared for? Jon said that at ICR we already have CC&Rs that dictate the guidelines for excavation. What was never resolved was what would happen to these materials. The existing CC&Rs have a provision for a museum. With the new CC&Rs, there will be no museum and each landowner will be responsible for their artifacts. The appropriate approach to this is that we would have someone who is responsible for overseeing archaeological activities: a Chief of Archaeology who can give homeowners guidance on engaging someone with the proper credentials and understanding what the options are. The draft CC&Rs state that the Chief of Archaeology would confirm what a landowners archaeological holdings are in the event of a sale. The Chief of Archaeology would be responsible to the Board. The Board should have the ultimate control.

Hollie Hatch asked if we need to pay the Chief of Archaeology, or could we make this a position of honor. Leila said that it was suggested that some committees be formed to look at the draft CC&Rs, and to look at the subject of archaeology. Karen made a motion that three committees be formed: 1) Ranch Management, 2) Archaeology, and 3) CC&Rs. The motion was seconded and unanimously approved. Jon noted that the CC&Rs need to be voted on by all the members and not be by proxy.

**Treasurer’s Report.** Porter distributed an up-to-date report, and noted that all dues have been paid by everyone. Our Citizens Bank account will be closed effective today, and the monies have been moved to an interest-bearing account at the Mancos Valley Bank. For the 2008 Budget, Porter suggested that we continue with the allocations of 2007. Jon made the suggestion that we switch to CFL bulbs at the entrances, in the interests of being more environmentally responsible.

Porter said there was one financial issue to raise with the Board: the outstanding debt to the Hansons that was discussed at the Annual Meeting in 2006. Porter asked the Board for ratification that we pay the Hansons the \$4,000 payment that is due. This will take the ICRHOA debt from \$12,000 to \$8,000. Porter moved that the Board authorize this next payment, and keep the 2008 assessment at \$1,000 per lot. This was approved. Porter commented that when the debt is cleared, it may be possible to reduce the assessment.

Questions, comments, and discussion followed about certain budgetary allocations. Regarding the \$3,500 allocated for weed control, Dick reminded everyone about the experiment that he has taken responsibility for in the area around the first entrance and the sides of the roads that surround lot 28. He has planted crested wheat grass, and is trying to establish a natural landscape that will be maintained with the help of the cattle year after year. He asked that no weed control spraying be done in these areas. He will do mowing, weed pulling, and erosion control. Judy asked if it would be prudent to put up “no spray” signs. Archie assured Dick that there would be no spraying in his experiment areas.

Dick said that he is also trying to learn about erosion control so that new techniques can be applied to other erosion trouble spots around the ranch. He would like to eliminate the need for culvert cleaning, and his dream is to beautify the front entrance.

Russ suggested that the Board should set a goal for a reserve fund and budget accordingly. Porter replied that down the road it would be good to have \$50,000 set aside in case of a disaster. Jon noted that there are specific rules mandated by the state regarding the investment and management of the reserve fund. A report needs to be made to the HOA on an annual basis.

The subject of paying the Ranch Manager was brought up. Archie is acting as Ranch Manager and contracts with workers to perform the ranch maintenance, but he is not submitting a bill to the ICRHOA for all the time he spends inspecting ranch conditions and taking care of things he sees that need to be addressed. Hollie said that since we will need a ranch manager at some point, we should be getting accustomed to this expense. Archie noted that when he steps down as the Ranch Manager, it will likely cost us \$1,000 a month. Jon maintained that the line item and budget of \$3,500 for compensating the Ranch Manager should not exist if we are not compensating the Ranch Manager.

**Ranch Manager’s Report.** Archie said that he presents the bills for work that has been done and Porter takes care of them immediately. We made out well in 2007 with the roads, but we are going to have to get some gravel this year. This is something we will do in the summer, because you can’t do road work in the winter. He had to replace a lot of signs because the adhesive on the letters wasn’t good, and he got the letters replaced for free. Tom Weaver has been very good about spraying. We are on top of all the maintenance projects.

### **Business from the Annual Meeting.**

The Board will follow up on the issue of looking into addressing security. Dick offered from his police academy training that we can take care of 90% of any problems by having an official looking sign that says this area is under surveillance. We could have a good system by just putting up a sign, and even a dummy camera. Archie added that Neighborhood Watch signs are free from the Police Department. Russ will look into signs and report back to the Board.

There was some discussion regarding the co-signing of checks over a certain amount. Hollie’s feeling is that it is good to have a second signatory on the bank account. Karen is on the account

with Porter currently, and now Hollie will be added as Treasurer. The Board decided that checks for invoices over \$10,000 should have two signatures.

Porter suggested that the Board look at the 2008 budget and discuss it at the next meeting. Jon suggested that we look at the road budget particularly. Karen proposed that the Ranch Manager should be paid. Board members were in unanimous agreement. Judy asked if there was a job description for the Ranch Manager and hourly rate. She feels that the Board needs to come up with the guidelines. Hollie asked Archie if he would make an outline of the things that he does at certain times of the year, and to keep a log of his projects going forward. This will be helpful for the Board to get a sense of the amount of time that is involved. Archie was also asked to provide a contact list of the contractors and sources he uses for ranch maintenance, so we have this information.

In addition to the aforementioned items that the Board will put on the agenda for the next meeting, Karen reminded everyone that we need to consider what our program of education should be for members. Hollie suggested that the Board determine its projects for the year, and create a timeline for completing them. Melinda suggested that it might be good to have a policy to guide our use of reserves.

In the interests of time, Archie deferred to the next meeting several matters he wants to bring to the Board's attention.

The date of the next Board meeting was set for Saturday, January 19 at 10:00 a.m. at the home of Melinda Burdette and Russ Sweezey. Russ will post this on the ICRHOA web site.

Porter adjourned the meeting at 12:01 p.m.

Respectfully submitted,

Melinda Burdette, Secretary