

Indian Camp Ranch  
Homeowners Association  
Board of Directors' Meeting  
December 6, 2008

By: Leila Hanson, Secretary

Location: Home of Russ Sweezey and Melinda Burdette

Present: Leila Hanson (Lot 1), Karen Kristin (Lots 4 & 5), Sarah and Pat Hatch (Lot 13), Porter Stone (Lot 14), Curt Mangan (Lot 15), Hal Shepherd (Lot 18), Archie and Mary Hanson (Lots 2, 21, 29), Melinda Burdette and Russ Sweezey (Lot 30)

President Porter Stone called the meeting to order at 10:10 a.m.

**Porter Stone, President:**

Porter welcomed the group and indicated that it is good to have quarterly meetings, which keep us in touch about the issues.

**The minutes of the last Indian Camp Ranch HOA Board of Directors' Meeting (July 19, 2008) were reviewed and accepted subject to one correction.** Karen moved to approve as corrected, Melinda seconded, and the motion carried unanimously.

**Ranch Manager's Report: Archie Hanson**

Archie submitted a verbal report, as summarized below:

**Lot 21 Easements:** The easements for the two entries to ICR, which lie on Lot 21, are approved by the County for transfer legal title to the HOA. The County is allowing a separate deed to be placed on the easements on behalf of the ICR HOA, and Lot 21 will henceforth be legally split from the easements. The easements may pay property tax in the future. A new plat has been prepared and surveying completed by Maness and Associates. Fees are \$500 to Planning and the cost of the plat and survey by Maness and Associates. (final estimated cost at \$1750). Final approval by the County has not yet been obtained.

**Lot 21 Water TAP:** Archie has acquired a Montezuma Water Company TAP for lot 21. Danny Wilken sold the TAP to him for \$4500.00, and this cost, which reflects a savings from the current price of \$5000.00 for a TAP, will be passed to the HOA in its acquisition of the TAP from Archie for the use of the water on the entry easements.

**Updated Indian Camp Ranch Plat:** Maness and Associates have completed the updated plat for the entire Ranch, which will be recorded and accompany the updates to the CC&Rs when approved by the HOA Membership.

**Ranch Manager:** Archie needs to step down as Ranch Manager and would like to see an easy transition for the Ranch. This is a good time to transition as the Ranch has no major problems. Curt has offered to help.

Jim Herrick will be the snowplow operator over the winter and may be a good choice to be Ranch Manager in the future if he is open to the idea (Archie will open the discussion with him next week). Leila mentioned that Keith Duncan does Ranch Management as a business, and that she would arrange a meeting between Keith and Archie as well as others at the Ranch.

Archie sees two issues that need addressing: 1) Equipment, and 2) Rick (manpower).

1) Equipment- Archie has used his equipment on behalf of the Ranch and has charged \$30 per hour for ranch usage.

2) Rick has been on the Ranch for years and knows all about the properties. He would offer continuity to Owners and the Ranch, and it would be beneficial to keep him working consistently. Archie could use 1-2 days of work per week. Mike Kistler currently needs 1 day; and others have occasional needs. The issue is payroll on a consistent basis each week, as Rick is used to the time clock and allocating his jobs by the type/property. Rick, as an Independent Contractor, can be paid directly by each party. Karen indicated the need for Workers Comp insurance to be covered by independent contractor

Curt suggested that an outline of Ranch jobs/tasks/needs be assembled to grasp the extent of the issues for the Ranch: who to call and how to get the job done. Hollie indicated that if Curt manages the activities, independent contractors can complete the jobs and can organize the use of equipment. Porter asked to meet again on this subject after the Ranch tasks had been specified.

**Fire Truck:** Melinda indicated that the fire truck is an essential part of the system that is in place for Owners and asked how we would maintain accessibility to the truck. Archie is open to the truck staying with the Ranch and will talk with Mary about the possibility of making a donation of the truck to the Ranch (to be determined). Archie put another \$3000 in upgrades into the truck this year (such as new auxiliary tanks), and it is in really good condition. It is drained of water in the winter. It should be parked in covered storage.

**Property Surveillance: weekly inspections of homes:** five of the nine homeowners who do not live on the Ranch are having Rick check on their properties weekly. He is paid directly. Archie does the administration for free (billing, reports, mailing).

**Snowplowing:** Jim Herrick is available again this year to plow and he is getting the crew and equipment organized.

**2009 Budget:** Hollie will reorganize the 2009 Budget after the Ranch “task evaluation” is completed and more budget items are brought to light. A subcommittee could be formed to assist with this. Archie has about \$8000 left owing to him on the \$21,000 repayment to him by the HOA and agreed to accept semi-annual payments. Archie also agreed to have the TAP fee of \$4500 for the Easement TAP be repaid at \$150 per month. There will be a Transfer fee of \$35 to put the TAP in the name of the HOA.

**Ranch Oversight and Security:**

Archie is working on the security camera issue. More equipment will be installed. Russ offered to help, which was welcomed.

**Treasurer’s Report: Sarah (Hollie) Hatch**

Hollie presented the HOA financial report (attached). Discussion was held. **A motion was made to accept the Treasurer’s Report.** Leila made the motion, Karen seconded it. Motion carried unanimously.

**Revision of the CC&Rs: Archie Hanson**

The newest redraft of the CC&Rs was posted to the website after the 10-4-08 Board Meeting. Skip and Bob have looked it over and are in favor of this redraft. All HOA members are asked to review the redraft. Acceptance of the redrafted CC&Rs will be voted on in the future at the 2009 Annual meeting of the Members. Copies will be mailed to all HOA members to verify receipt and give the opportunity to review the document. As indicated already in this meeting, the plat has been updated by Maness and Associates that would accompany the CC&Rs. Hal addressed the HOA becoming the “Declarant” rather than the Developer, and this could be taken care of with a statement indicating, in essence, that as of the date of the signature certain rights are transferred to the HOA (Declarant and President of the HOA sign). Archie believes that he already took care of this about five years ago and can copy the document for the HOA. Russ noted that the archaeologist referenced in the CC&Rs was changed from a “qualified” to a “certified” archaeologist and thus concerns for the legacy of the artifacts would be covered in the future.

**Archaeology: Archaeological Advisor to the Board: Melinda Burdette**

Melinda’s position is most appropriately called the “Archaeological Advisor to the Board” rather than “Chief of Archaeology”. No report at this time.

**ICR HOA Board of Directors: positions on the ICR HOA Board of Directors:**

The Board of Directors chose the officers for the following year. **A motion was made that Porter serve as President , Hollie serve as Treasurer, Leila serve as Secretary, Karen serve as Director, and Melinda serve as Archeological Advisor to the Board, with all serving on the Board of Directors for the ICR HOA for the next year.** Karen made the motion, Hollie seconded, discussion was held, and the motion carried unanimously.

Porter and Hollie will serve two years on the Board. Leila, Karen, and Melinda have one year remaining on the Board. Karen will assist Leila if asked.

**Old Business:**

ICR HOA List: this can be posted to the website, and if any member opposes the list, the member can ask Russ to remove their name from the list on the site. Leila can send the list to Russ after review and Russ can post it. Members can contact Russ for the password.

The fiscal year in the CC&Rs is based on the calendar year. Hollie indicated that the members owe dues in December, and dues can be paid in 2 parts through the year

**New Business:**

2009 Budget: The 2008 budget will “roll-over” into 2009 as the budget, and can be modified once the “task evaluation” of Ranch requirements is completed.

The next Board of Director’s meeting will be held March 14, 2009 at the home of Porter and Judy Stone at 10:00 a.m.

**A motion to adjourn** the meeting was made by Leila and seconded by Melinda, and unanimously approved. The meeting adjourned at 11:40 a.m.