

Indian Camp Ranch
Homeowners Association
Board of Directors Meeting
April 19, 2008

May 13, 2008

By: Leila Hanson, Secretary

Location: home of Melinda Burdette and Russ Sweezey, Indian Camp Ranch

Present: Leila Hanson (Lot 1), Karen Kristin (Lots 4 & 5), Alex and Skip Lange (Lot 10), Sarah and Pat Hatch (Lot 13), Porter Stone (Lot 14), Archie and Mary Hanson (Lots 2, 21, 29), and Melinda Burdette (Lot 30).

President Porter Stone called the meeting to order at 10:15 a.m. and welcomed everyone.

Porter Stone, President:

Porter welcomed the group. He announced that the new owners of Lot 19 will be Lee and Suzanne Bergman. He is a chemist and she is a photographer. The sale will close in June.

The Minutes of the last HOA meeting (January 19, 2008) were accepted. Karen Kristin motioned to approve and Sarah Hatch seconded, motion carried unanimously.

Ranch Manager's Report: Archie Hanson

Archie submitted a written report. The Report is attached.

Archie indicated that the bridal trails anticipated to be completed on the Ranch would be voluntarily maintained by the trail users, and that the HOA would not be charged any maintenance fees. Trails are good for hiking and horseback riding. No four wheel traffic will be allowed to use them.

Concerning work done on behalf of the HOA, Archie has offered the use of his equipment for free and he pays the employees on behalf of the HOA, and is reimbursed later. He will continue to do this.

Weed mitigation: weed spraying has been done (\$500 cost). Al Heaton has sprayed for broadleaf weeds. The Lot owners will get a percentage of the wheat crop revenue after Al harvests the wheat, and cattle will graze on the stubble.

Entry Gate Easement on Lot 21:

Archie reported that the survey has been done and the final plat will be forthcoming from the surveyor, then the language will be drafted for the easement at the entries. The easement area for the entries will be maintained by the HOA (see former Minutes).

Neighborhood watch:

The community is somewhat unaware of what the term means, and it is generally accepted that the neighbors are proactive in watching out for each other and reporting any issues. Archie has signs that can be put up along with surveillance cameras (near the entries)

Snowplowing:

A discussion was held about snowplowing. Archie indicated that snowplowing is beneficial for snow depth of 6 inches or more, as the condition of the roads can be maintained and the surface kept in good condition.

The last winter affected private residences, and it was proposed that the HOA could prepare an approval form for Lot owners (especially for private residences) that would clarify and give permission for plowing drives and home sites to maintain access to properties and allow delivery of propane. Archie indicated that open areas and straight-aways are simple to plow, but tight turns and confined spaces present a greater challenge for operators and plowing time. The form would cover such aspects as permission to plow drives and home sites, when to plow, utility location/access, a sketch of the site and utilities/hazards, and release of liability for the HOA. The objective is to be a good neighbor to the property owners at times in the winter in which they need assistance.

Treasurer's report: Sarah Hatch

Sarah reported that the HOA financials reflected that the funds for the last assessment had been used and that the HOA could use additional funds in the account. Discussion was held on allowing the HOA to receive dues assessment payments from the members early, on a voluntary basis, in order to refresh the account. It was agreed that Sarah would send a letter to the members of the HOA in this regard.

Snowplowing costs this winter exceeded prior winters. Archie clarified that the gravel that was added to the road (200 tons already delivered and spread on the main roads) is a cost that, while incurred earlier than prior years, means that the roads will continue in fine condition for the remainder of the year. The HOA does not anticipate additional large expenditures this year, based on the current budget.

Revision of the CC&Rs: Archie Hanson

The redraft of the CC&Rs is complete. The HOA members can review the draft after it is posted on the website, and they can be mailed out to those members who do not access the website.

Voting by Proxy in lieu of attendance at a HOA meeting:

Porter discussed the proxy provision currently in place. The current proxy for HOA members allows for the proxy to be submitted to an individual member or to the President of the HOA, and this format will continue.

Ranch Oversight and Security:

Archie reiterated that the camera's resolution at the front gate is too unclear to read license plates. Russ could give the HOA further information on a good camera system for the gates. The use of e-mail would benefit in contacting and reporting any issues that arise on the Ranch. Archie has been proactive on checking up on signs of visitors to lots off the main roads, in an effort to minimize trespass.

Porter reported that a prowler had been seen on the Ranch, who was on foot. The sheriff was contacted. No problems had been reported.

Archaeology: Chief of Archaeology: Melinda Burdette

Melinda will convene a committee meeting. Sarah stated that she and Pat would be having a site survey done on their lot May 18th, which would be educational.

New Business:

The next Board of Director's meeting will be held July 19th at the home of Porter and Judy Stone at 10:00 a.m.

Updated Bylaws: Leila will complete the recordation of the Bylaws with the County Clerk and Recorder.

A motion to adjourn the meeting was made by Leila and seconded by Karen, and unanimously accepted. The meeting adjourned at 12:00 p.m.