

Indian Camp Ranch
Homeowners Association
Board of Directors Meeting

July 19, 2008

By: Leila Hanson, Secretary

Location: home of Porter and Judy Stone, Indian Camp Ranch

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

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

Porter Stone, President:

Porter welcomed the group. Everything seems fine at the Ranch. Bridal Trails will be discussed.

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

Ranch Manager's Report: Archie Hanson

Archie submitted a written report. The Report is attached.

* Ranch Oversight and Security:

Archie has tested a new camera to be used at each of the entry gates, which is inexpensive (\$200 total), easy to use, and will complete the need for security. It is waterproof, has a time and date stamp, and is motion activated with a night light attached. He had photos from a test run of the equipment, which showed good picture resolution. He is working fine tuning the system.

* Entry Gate Easement on Lot 21:

Archie submitted the survey of the easements at the entries.

Each entry has power on its own meter.

The entries have water, on the same meter, which also serves the building on Lot 21. Discussion was held. Archie and Mary Hanson would be willing to purchase a water TAP through Montezuma Water Company for the easements on behalf of the ICR HOA. The ICR HOA could repay them for the TAP in installments in order to budget the expenditure into the HOA Budget. Leila offered to call Montezuma Water Company to verify that the HOA could hold title to a TAP (which is considered personal property). Danny Wilkin has had TAPS for sale at a discounted price (\$4000.00), and he will be contacted to see if he still has TAPS for sale.

* Bridle Trails:

Archie indicated that the CC&Rs clearly provide for bridle trails, and they are an important component of the Ranch. It was noted by Porter that Landowners seem to have differing interpretations of the issues related to bridle trails.

Karen Kristin indicated that she would appreciate being notified if a trail were installed on her property, and would like the trail to “meander” off the allocated easement on the property line. Archie indicated that if a Landowner wanted the trail to deviate from the allocated easement, the Landowner could send a letter to the Ranch Manager requesting such deviation, and thus the easement would not be changed and the trail could meander, or could follow the easement at a later time if that were important, since the deviation would be voluntary on the part of the Landowner and could be rescinded. This can be discussed further.

Concerning the bridal trail on the easement of the Lange land, Archie indicated that the trial can be more finely tuned and smoothed, but it is intended to be a horseback riding and hiking trail, not a drivable surface, so he does not intend to do anything further. The location was established by GPS. Curt indicated that he had ridden on the easement before, and the trail seemed to follow the location of the easement. Karen and Curt offered to talk with the Langes about their concerns.

Pat indicated that the BLM has only 2 rangers (one is for special investigations) and that they told him of possible illegal mountain lion hunting and archaeological site disturbance in the area, so he had told them that they could cross his property if they needed access to BLM from his area. Per Archie, BLM has no legal right to come across Indian Camp Ranch. Landowners can permit access to their property by invitation.

* Neighborhood watch: See Ranch Manager’s Report

* Signs:

Archie has created and installed a sign at the entry that alerts the public to “Open Range” for the cattle, “Neighborhood Watch”, and “Video Surveillance”.

* Snowplowing:

Discussion was held. The Board will review the draft of an approval form for Landowners (especially for private residences) that is voluntary on behalf of any Landowner and gives permission for plowing drives and home sites to maintain access to properties and allow delivery of propane. The form covers such aspects as 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. Archie’s information indicates that the minimum price for snowplowing comes to about \$20.00 depending on the time spent to plow, and a price of \$35.00 per plowing would probably cover unforeseen contingencies. If Landowners have the names of snowplow operators/services, please call Archie so that he can keep a current list.

A motion was made that the cost of snowplowing would be \$35.00 each time, and that the Landowner would prepay for four snowplowing times for a total of \$140.00. Excess funds could be reimbursed to Landowners after the winter season, and if additional plowing were required, the Landowner would be charged for the additional work at \$35.00 per trip. The form would be sent to Landowners for their voluntary request for this service and the \$140.00 would be due by November 1, 2008. Karen made the motion, Leila seconded it, and it carried unanimously.

Archie indicated his appreciation of Sarah Hatch, and her follow-through on issues.

Treasurer's report: Sarah Hatch

Sarah 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 redraft of the CC&Rs is under consideration. Archie will try to submit the revisions to the Board in about a week so that they can be reviewed. The HOA members can review the draft after it is posted on the website, and it can be mailed out to those members who do not access the website. Approval of the revisions would take place at the Homeowners' Association Member Meeting on October 4, 2008. The current revision, posted on the website, is subject to change, and will be replaced.

Archaeology: Chief of Archaeology: Melinda Burdette

Melinda could not attend the HOA meeting. No report.

New Business:

The next Board of Director's meeting will be held September 27, 2008 at the home of Porter and Judy Stone at 10:00 a.m.

The Annual Membership Meeting has been scheduled for October 4, 2008 at 10:00 a.m. at Crow Canyon. There will be a Board meeting December 20, 2008.

Election of Officers: the Indian Camp Ranch Homeowners' Association Board of Directors positions to be voted on are President (currently held by Porter Stone) and Treasurer (currently held by Sarah Hatch).

Bylaws: Leila completed the recordation of the updated Bylaws with the County Clerk and Recorder. Russ will post the recorded document to the website.

New Legislation 2008: HB08-1135 and HB08-1270 were enacted in Colorado. Russ will post these Bills to the website.

A motion to adjourn the meeting was made by Karen and seconded by Sarah, and unanimously accepted. The meeting adjourned at 12:15 p.m.