

Indian Camp Ranch
Homeowners Association
Board of Directors Meeting

January 19, 2008

By: Leila Hanson, Secretary

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

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

President Porter Stone called the meeting to order at 10:00 a.m. and welcomed everyone.

Minutes of the last meeting of the Board of Directors, dated 1-1-08, were approved (subject to minor corrections).

Ranch Manager's Report: Archie Hanson

Archie submitted a written report. The 2008 budget should at least be at the level of the 2007 budget. Roads are in good condition, and more base should be added this year, at a projected expense of about \$18,000. He submitted a map showing where proposed bridal trails would be installed along Lot boundaries, which has begun, and indicated that maintenance should be the expense of the individual owners who use the bridal trails. While proposed, the trails do not have to be done. Lot owners would need to install gates on to BLM land (no locks are allowed on the gates). The Canyon of the Ancients may have some proposed restrictions on access points in their draft plan (which is not yet approved), and the report from the agency will be reviewed by Archie. The Agricultural tax rate for the Lots could be lost if owners were to fence their entire Lot and limit ag use on the Ranch. As for snow plowing, owners have only paid for heavy snow removal, while lighter maintenance has been provided at no cost by Archie. Lot owners can contact Archie to have their driveways snow plowed by the contractor for \$50.00.

Treasurer's Report: Sarah Hatch

Sarah Hatch asked about budget items for 2008 and requested more detail from Archie concerning level of effort and cost. Archie indicated gravel would be purchased, and weed control would run the same as 2007. No 1099 forms are required for workers (Archie has paid them and been reimbursed). The Reserve Fund is more accurately called the "contingency fund".

The Ranch Manager has not billed for his time, although the budget allocates \$3600/year for his services. A motion was made by Karen, seconded by Melinda, and unanimously approved: **The Ranch Manager is to be paid the budgeted amount of \$3600 per year at \$300 per month.**

Sarah will put the accounts on Quicken. Jon will supply her with a copy of the earlier Quicken accounts excepting 2006 and 2007, when Quicken was not used.

A motion was made by Sarah, seconded by Melinda, and unanimously approved: **Checks of \$10,000 or more must have 2 signers on the check.**

Committees:

Revision of the CC&Rs: Archie Hanson and Jon Callender

The draft proposal of changes to the CC&Rs was submitted to the Board, and discussion covered the housecleaning items in the revisions as well as the change to the retention and storage of artifacts and the role of the Chief of Archaeology. The proposed CC&Rs will be submitted to the Membership this month for ratification this year, and require a 2/3 approval to pass. The document will be posted on the web and mailed to Members.

Education of Members: Kevin Black, the Assistant State Archaeologist, might be available for legal/important updates to members in person and/or as a web posting. Web based education is possible, and an online certification for members would be achievable, as well as online artifact inventory and certification, which the Board /Chief of Archaeology would offer to Members. The Board would designate the Chief of Archaeology. Lot owners would be responsible for artifacts from their own Lots. A repository, while not required, could be created by the Association at some future date.

The Chief of Archaeology would receive a register for archival purposes of artifacts from excavated sites, would certify the documentation of removals/disposals, and sign off on all land transactions.

A motion was made by Karen , seconded by Melinda, and unanimously approved: **The Board of Directors approved the proposed CC&Rs (subject to a correction) and directed the CC&Rs to be submitted to the Membership for ratification.** Porter indicated that the changes had been carefully considered by the Board, and would be brought to the Members for consideration and ratification. The final revisions would be approved by the Board before the vote.

Archaeology: Chief of Archaeology: Melinda Burdette

A description of the responsibilities of the Chief of Archaeology as well as the qualifications for the position, which the Board would approve at its next meeting and keep on file, was requested by Melinda. Discussion was held; Melinda will create a job description to be presented to the Board for the next agenda and for an agenda item of discussion with the Members at the Annual Homeowners Association Meeting. The Chief of Archaeology can be a Lot owner or a non-Lot owner, designated by the Board, and would be the key position for artifacts/curation. Archie believes a Lot owner would be best. High ethical standards are required. The Chief of Archaeology would have to be able to access the Lots in the scope of the position. A field school on ICR would be allowed under the guidance of a professional archaeologist (approved by the Chief of Archaeology), and any artifacts removed for study by an archaeologist would be returned to the Lot owner. The Chief of Archaeology would interact with the Lot owner and approve any archaeological activity that would impact the Lot owner. If the Chief of Archaeology were an ex-officio member of the Board (without voting rights) or a Board member, the Homeowners Association insurance policy would cover the position. The same would hold true for the Ranch Manager. Melinda has agreed to be the Chair of the Archaeology Committee, and will select committee members, which shall include Karen and Archie, who both agreed to serve.

Ranch Oversight & Security: Russ Sweezy

Russ will work on security issues, including surveillance and signage at the entries. Russ presented sign ideas. Archie has "Neighborhood Watch" signs on hand that could be used, and ICR could join the organization. There is a camera already installed at the main gate that is not in use at this time. Russ will investigate the cost of security equipment such as cameras and attendant systems such as a recorder. The Committee could have a work session and will make recommendations to the Board. The budgeted amount for security is \$1000 for 2008. Russ will create an overview of the Ranch contacts, description of issues, and governance/responsibilities in coordination with Archie.

Signs: An "Open Range" sign was suggested by Melinda, to alert guests unfamiliar with the ranch cattle to use caution, especially after dark. A "slow" sign at the curve was brought up again, and is to be installed. Karen suggested that the sign sizes be kept to a minimum, and Archie agreed.

Easement for Lot 21 (at both entries off Road 23): Archie Hanson and Leila Hanson

An easement at the gate entries will be created and the easement will be given to the Homeowners Association so that the entries will be maintained in the future by the Association. The survey cost may be about \$500 (estimate) per Archie. It will consist of the area currently fenced at the entries. Both entries are equipped with electricity, phone lines, and water lines, the bills for which the Homeowners Association would pay. Leila will act as liaison with Archie to implement the easement.

A motion made by Sarah, seconded by Melinda, and unanimously approved: **The Homeowners Association shall request that the Lot owners at the entries off Road 23 grant an easement to the Homeowners Association.**

New Business:

The Bylaws are to be recorded with the Clerk and Recorder.

Leila got a Post Office Box (#411) for the Indian Camp Ranch Homeowners Association: P.O. Box 411, Cortez, CO, 81321.

Education items are on the web.

Jon indicated that more fire and mitigation issues will be coming up in future.

The schedule of the Board of Directors' Meetings: April 19, 2008; July 19, 2008; October 4, 2008 (the Board Meeting will come before the Homeowners Association Meeting on the same day); and December 20, 2008 (selection of Officers for the Board for 2009).

A motion was made by Karen, seconded by Melinda, and unanimously approved: **The Board of Directors Meeting adjourned at 12:20 pm.**