

APPROVED BY BOARD AT 12-5-09 BOARD MEETING

(NO REPORTS TO ATTACH)

Indian Camp Ranch

Homeowners Association

Board of Directors' Meeting

October 3, 2009

By: Leila Hanson, Secretary

Location: Home of Porter and Judy Stone

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

Porter Stone, President:

President Porter Stone called the meeting to order at 10:05 a.m. and welcomed the group.

The minutes of the last Indian Camp Ranch HOA Board of Directors' Meeting (September 19, 2009) were reviewed and accepted. Hollie moved to approve, Melinda seconded, and the motion carried unanimously.

ICR HOA Annual Meeting to be held 10-10-09:

The agenda for the meeting was reviewed and amended. Voting procedure was determined.

Ranch Manager's Report: Curt Mangan

Curt was not in attendance at the meeting, and there was no report.

Treasurer's Report: Sarah (Hollie) Hatch

Hollie had given her report at the 9-19-09 meeting. She has an old address for one member, which will be corrected.

Indian Camp Ranch Homeowners Association CC&Rs:

The revised ICR HOA CC&Rs have been recorded with the Montezuma Clerk and Recorder.

Archie reported for the CC&R Committee. The revised CC&Rs reflect a variety of the good ideas brought forward by members.

The communication from Skip about the CC&Rs that had been referred to the CC&R Committee September 19, 2009, had been addressed by the Committee. A majority of the CC&R Committee members decided that the revision of the CC&Rs has been completed and that no further action is required to be taken.

The Board accepted the verbal report of the CC&R Committee as presented by Archie as the final report of the CC&R Committee.

It was suggested by the Board that the working drafts of the revisions of the CC&Rs could be saved since so much thought and work went into them over the last 2 years.

Archaeology: Archaeological Advisor to the Board: Melinda Burdette

Melinda will address the members at the Annual Meeting on October 10, 2009 about the interest Crow Canyon has in researching some of the Basketmaker III sites on the Ranch.

Old Business:

Leila presented information on the cost of a presentation box to hold notices (that would be installed at the entry to the Ranch). The boxes run \$300-700 for good exterior boxes that are weather tight. She will seek more information. Hollie stated that the Mancos Library might have one left over from the old library.

Montezuma Water TAP: the certificate for the ICR HOA TAP will be coming.

New Business:

Committees: The Board noted that committees will sunset at the end of the year.

The member address list will be updated.

The next Board of Director's meeting will be held December 5, 2009 at the home of Porter and Judy Stone at 10:00 a.m. This will be the transition meeting for the Board of Directors who are completing their terms in office and for the incoming members of the Board of Directors.

There was no further business to discuss.

The Annual Membership Meeting will be held on October 10, 2009 at Crow Canyon at 10:00 a.m.

A motion to adjourn the meeting was made by Melinda and seconded by Hollie and unanimously approved. The meeting adjourned at 12:00 p.m.