

APPROVED BY ICR HOA BOARD OF DIRECTORS ON 3-20-10

Indian Camp Ranch
Homeowners Association
Board of Directors' Meeting
December 5, 2009

By: Leila Hanson, Secretary

Location: Home of Judy and Porter Stone

Present: Leila Hanson (Lot 1), Karen Kristin (Lots 4 & 5), Mike Kistler (Lot 8), Sarah and Pat Hatch (Lot 13), Porter Stone (Lot 14), Hal Shepherd (Lot 18), 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 2:05 p.m. and welcomed the group.

The minutes of the last Indian Camp Ranch HOA Board of Directors' Meeting (October 3, 2009) were reviewed and accepted as written. Hollie moved to approve, Mike seconded, and the motion carried unanimously.

Treasurer's Report: Sarah (Hollie) Hatch

Hollie submitted her report. A gravel bill has been paid, and Archie indicates that no more gravel needs to be added to the roads at this time. Hollie has sent out the assessment notices to the HOA Members.

Archie indicated that there is a lot of gravel on the edges of the roads that can be brought back onto the road surface. He is somewhat behind on gravel for the roads. He will review the issue. Gravel was added to Mary's Path this year, and it is now in good shape.

Leila motioned to accept the Treasurer's report and Karen seconded. Motion carried unanimously.

Officers for the Board of Directors of the Home Owners' Association of Indian Camp Ranch:

After discussion, the officers for the Board of Directors accepted the following positions:

President: Hal Shepherd

Vice President: Mike Kistler

Secretary: Hollie Hatch

Treasurer: Russ Sweezey

Member-At-Large: Porter Stone

Committee formed for liaison work with Crow Canyon and the ICR HOA Members:

Porter recommended formation of a committee that would serve as a liaison with Crow Canyon and the ICR HOA Members for assessment of Crow Canyon's proposed association and activities with Indian Camp Ranch. The committee volunteers were Melinda, Archie, Russ, and Hal. Hal will meet with Scott Ortman from Crow Canyon soon. The Crow Canyon task force objective seems to be in agreement with the HOA and CC&Rs. Russ sent out a memo that Archie had commented on. Leila was to get a copy for the records. There will be a meeting with Crow Canyon, after which a letter will be prepared and sent to the ICR HOA Members. Melinda sent an e-mail to HOA Members covering the November 11, 2009 meeting with Scott Ortman. Russ will meet and assist in the outline of an agreement with Scott. The Board of Directors may eventually ratify a statement of understanding between Crow Canyon and the ICR CC&Rs to operate on the owners' lots, based on the voluntary approval of individual lot owners. The committee indicated that it is ready to move forward and have a meeting with Scott as soon as he is available.

Archie drafted a letter to Crow Canyon which he would like critiqued by the committee. One of the items covered was the acceptance of Crow Canyon's standard of "backfilling" sites when they are finished working on them. He wants to emphasize that no artifacts from the sites could be sold, and that there should be controls placed on vehicular traffic and the students' access to the Ranch.

The committee will set a date to meet. Archie's draft letter could be used as the basis of the committee's assessment, from which further analysis would ensue. Hollie suggested that Russ and Melinda could create a format for working through issues with Crow Canyon. **Porter motioned that the Committee be formed, Russ seconded, and the motion passed unanimously.**

Ranch Manager's Report: Archie Hanson

Archie indicated that there has been a new approach to dragging the roads in order to pull up some of the gravel from the shoulders back onto the driving surface of the road. Weed burning has been done on areas inaccessible by the drag on the road sides. About \$3000 was saved on herbicides. Archie spent his own funds on dragging the roads.

Both of the entrances to the Ranch have had the water installed as well as the irrigation system. The objective of planting with zeriscape landscaping plants will be addressed later, and the HOA will be alerted to expenses that may arise from this effort.

Additionally, both entrances have had the electric and phone lines installed. The irrigation system could be automated at this point.

There is still some experimentation going on with the security cameras, which are not yet completely functional.

A 10 foot culvert was installed on the road by the Watsons and there is a stone entry being built for their property which is 60 feet back from the road and will have a gate. Water will be run to the planters at the entry and they will be filled with yucca.

Some lot signs have been replaced and Archie had already made up new name plaques.

There has been a lot of work done with land/cattle management with Al Heaton and weed issues with Tom Weaver, which Curt is handling.

Fire Insurance: Lot owners might want to check the cost of their insurance policies to see if they could be reduced. Curt and Nancy have reduced the premium for their insurance through the fire mitigation work that has been completed on their property.

Mary's Path had a gravel expense of \$2000 and has been completed. The roads will be spot touched as needed, and have a good base.

Archaeology: Archaeological Advisor to the Board: Melinda Burdette

Melinda joined the Committee to work on Crow Canyon assessments. There was no report.

Old Business:

Trash on the sides of the road should be picked up by anyone passing by and not left for others to attend to.

Leila bought two display boxes for the ICR HOA meeting announcements. These were acceptable to the Board and will be placed at the main entry so that announcements will be weatherproofed.

It was determined that the old notes from the revisions to the CC&Rs should not be saved and can be trashed. Any future revisions of the CC&Rs for Indian Camp Ranch will be started anew.

New Business:

Leila and Karen, both outgoing members of the Board, commented on the Board's dedication to the HOA Members and its desire to attend to the business of the Ranch in the best interest of all concerned.

The next Board of Director's meeting will be held March 13, 2010 at Hal's home at 10:00 a.m.

There was no further business to discuss.

A motion to adjourn the meeting was made by Hollie and seconded by Porter and unanimously approved. The meeting adjourned at 3:40 p.m.