

FINAL- APPROVED BY BOARD AT 6-27-09 MEETING

Indian Camp Ranch

Homeowners Association

Board of Directors' Meeting

March 21, 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), Curt Mangan (Lot 15), Archie and Mary Hanson (Lots 2, 21, 29), Melinda Burdette and Russ Sweezey (Lot 30)

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

Porter Stone, President:

Porter welcomed the group. He indicated that the draft of the changes to the CC&Rs will need to be posted and sent to members, and this discussion would be part of the meeting.

The minutes of the last Indian Camp Ranch HOA Board of Directors' Meeting (December 6, 2009) were reviewed and accepted. Hollie moved to approve, Karen seconded, and the motion carried unanimously.

Ranch Manager's Report: Curt Mangan

Curt submitted a written report. Archie has provided a list of the maintenance tasks to be handled which include weed control, signs that need fixing, and gravel for the road.

Jon, Russ, Curt, and Archie belong to Fire Wise, and have information on fire defensive space and fire mitigation plans for owners. Issues concerning fire defense include the distance of the fire hydrant from the home (take measurement), the length and width of the driveway, and the ability of equipment to be turned around at the home site for safety reasons. Homes should have at least 200 feet of hose kept at the ready for fire fighting. The group proposes completing maps of ICR for the fire department that informs them of particulars on each parcel, and plans to meet the volunteer firemen at the entry to the Ranch when there is a fire in order to assist in finding properties and extinguishing fires ASAP. Autos with flashlights and fire extinguishers are good for emergency response at any time. Archie has had red coats made for ICR volunteers so that they are readily identified in an emergency. Archie proposed that each property with a home on it have a marker posted at the entry indicating the driveway length and

other information for the emergency responders (the format would be placed on a sign 2" x 8" that would be affixed to the entry sign at each property).

Treasurer's Report: Sarah (Hollie) Hatch

Hollie presented the HOA financial report. Discussion was held. **A motion was made to accept the Treasurer's Report.** Leila made the motion, Karen seconded it. Motion carried unanimously.

ICR has \$3000 in the budget at this time for graveling the roads, and if all the roads were graveled, it would cost about \$17,000.

Revision of the CC&Rs:

Discussion was held on the redrafted version of the CC&Rs.

Porter indicated that the HOA would not be the declarant but would be given authority in the redrafted document and that the rights of the declarant are given to the HOA as well. A deadline for input should be chosen so that the document can be submitted to members for voting.

Archie indicated that the declarant's authority in the CC&Rs is subject to the guidelines of the document and after the sale of 50% of the properties the HOA is basically in charge. Multiple versions of the document have been reviewed, and the process has been lengthy to revise and update it with multiple copies creating some confusion and necessitating quite a bit of time in review. Archaeology and archaeological work at the Ranch has not been substantial, and this aspect of the document can have updates as items arise that need to be addressed. He desired that the Board of Directors move forward and submit the draft currently on the HOA website to the members for a vote(and thus completion at the next annual HOA Membership meeting in October 2009).

Hollie believed that individuals that have any issues to cover concerning the proposed CC&Rs should bring them before the Board in person.

The proposed CC&Rs should be submitted to Members 90 days prior to acceptance to allow for the appropriate length of time for receipt. The draft of the CC&Rs is on the web and can be mailed to Members. The Ballot could be sent so that the vote can be received and tallied by/at the HOA Membership annual meeting in October.

The CC&Rs are a "living document" and can be modified again in the future as necessary.

The 90 day period for mailing the ballot allows all lot owners to vote (without the use of proxies). The Board will move forward to submit the draft CC&Rs to the Members. Maness and Associates completed the survey of the entry, and modified the map for the entire Ranch, a copy of the recorded plat can be included in the mailing (Exhibit A)

Note: The referenced draft CC&Rs on the ICR HOA website were determined to be the wrong draft of the document, and the document sent to Members by mail on May 26, 2009 differed from the web version.

Entry Easement:

Archie indicated that when the CC&Rs are completed it will be time to complete the items associated with the entry easement.

Archaeology: Archaeological Advisor to the Board: Melinda Burdette

No report at this time.

Old Business:

Nancy would like to know what is happening with the Bridal Trails around the Ranch. Archie will be putting some in- mostly they can be dragged although some will need some bulldozer work. Owners' preference for the Trail to deviate from the easement will need to be discussed.

The water tap transfer for the entry parcels from the County has now been assigned an address and can be completed.

There was no further business to discuss.

The next Board of Director's meeting will be held June 27, 2009 at the home of Porter and Judy Stone at 10:00 a.m.

A motion to adjourn the meeting was made by Leila and seconded by Karen and unanimously approved. The meeting adjourned at 11:45 a.m.