

Minutes approved by the ICR HOA Board 9-19-09

Indian Camp Ranch

Homeowners Association

Board of Directors' Meeting

June 27, 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), Julie Roger (Lot 25), and Melinda Burdette and Russ Sweezey (Lot 30),

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

Porter Stone, President:

The minutes of the last Indian Camp Ranch HOA Board of Directors' Meeting (March 21, 2009) were reviewed and accepted subject to correction of a missing phrase. Karen moved to approve, Hollie seconded, and the motion carried unanimously.

Ranch Manager's Report: Curt Mangan

Curt submitted a written report.

Weed spraying has been for thistle eradication.

Curt suggested that the HOA purchase "snow markers" or "sticks" that could be put up in winter to mark the roads so that vehicles stay on the roadways during the snow season.

Gravel for the roads: Archie and Curt indicated that bids for gravel will be sought. Mary's Path has only one gravel topping which was laid 3 years ago, and needs additional gravel. The other roads just need refreshing. The HOA could ask members if their drives need more gravel while work is being done, and individuals could pay the cost on their properties if they want work done.

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.

The ICR HOA account has been increased by the addition of dues payments by members. Most of the HOA monies are used for road maintenance. If funds were needed this year that were in excess of the account balance, the Money Market Account could be used (\$2500). The budget for 2009 is right on target at this time.

The Snow Plow Account has \$385 left in it, which will roll forward to this coming winter and benefit those who have credit balances in the account, per the approval of the participants.

Russ will update the Snow Plow Request Form for 2009, and members can sign up for the coming season via e-mail. He will post it on the ICR HOA website.

Discussion was held on potential arrears dues- members in arrears (if any) would be contacted by Hollie for payment of the HOA dues (no web posting).

Water TAP: Mary will complete the documents for the TAP transfer to the HOA, then the Montezuma Water Company will approve the transfer at its Board meeting. **A motion was made to transfer the Montezuma Water Company water TAP into the name of the ICR HOA.** Hollie made the motion, Melinda seconded, and the motion carried unanimously.

Revision of the CC&Rs:

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

Porter indicated that the mailing to all ICR HOA members had been sent, and that the votes on the revised CC&Rs were being received. A vote of 2/3 of the membership (to accept or not accept the revised document) is required. This period of time is the voting period, and is not a period for additional discussion of the documents. A total of 12 votes had been returned. The ballots will be tallied September 15th, 2009, per the letter to the members. Porter will send an e-mail to the members. Russ indicated that the e-mail might synopsise the history and actions taken in revising the CC&Rs. The committee for the revision of the document was comprised of Jon, Skip, Bob, and Archie. Porter reiterated that the Ranch's goal is to have a happy group of families living together. Leila indicated that during the revision process the Revision Committee and the HOA Board had considered the written input and verbal comments of the HOA members and had tried to be equitable in incorporating their issues into the final draft.

Archaeology: Archaeological Advisor to the Board: Melinda Burdette

No report at this time.

Old Business:

Emergency Assistance: Archie has completed and posted the signs (indicating driveway distances, etc.) that will be helpful to emergency vehicles in the event that a home is in need of assistance. The signs are affixed onto the entry signs for each of the properties with homes.

The ICR HOA website (<http://www.icrhoa.org>) has a list of the members and contact information, which the members should check to verify that their information is updated. Russ can give out the pass code to members (to access the site) via e-mail or directly if they call him.

New Business:

Leila indicated that there is a new Colorado law concerning the retention of communications between the Board and the members (including e-mail) and a copy could be posted by Russ on the website.

Russ offered to add a page to the website about fire safety, which comes from Fire Wise. October is Fire Month, per Archie, who has suggestions for the membership.

Leila requested that e-mails from the Board of Directors be reviewed by all the Directors prior to being sent to ICR HOA members.

There was no further business to discuss.

The next Board of Director's meeting will be held September 19, 2009 at the home of Porter and Judy Stone at 10:00 a.m.

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 Karen and seconded by Hollie and unanimously approved. The meeting adjourned at 11:15 a.m.