

**FINAL - APPROVED BY BOARD AT 10-3-09 MEETING**

Indian Camp Ranch

Homeowners Association

Board of Directors' Meeting

September 19, 2009

Prior to the ICR HOA Board of Directors meeting Scott Ortman, acting Director of Research at Crow Canyon Archaeological Center, made a presentation to those in attendance about the interest Crow Canyon has in the Basketmaker sites on the Ranch and Crow Canyon's interest in forming a viable working relationship with ICR for the excavation and study of some of the sites in the future. Scott will submit a synopsis of his presentation for distribution to the Membership.

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), and Archie Hanson (Lots 2, 21, 29).

President Porter Stone called the meeting to order at 11:00 a.m. and welcomed the group.

**Porter Stone, President:**

Porter welcomed the attendees.

**The minutes of the last Indian Camp Ranch HOA Board of Directors' Meeting (June 27, 2009) were reviewed and accepted.** Karen moved to approve, Hollie seconded, and the motion carried unanimously.

**Ranch Manager's Report: Curt Mangan**

Curt had a written report, which is submitted with the Minutes. Discussion ensued.

Snow: the roads will be snowplowed if there is more than 4 inches of snow on them, and dragged if the snow is less than 4 inches this coming winter. Curt found reflective markers for \$1.49 each, which the Board indicated that he should go ahead and buy.

Archie indicated that he is dragging the roads at his own expense, without requesting reimbursement from the ICR HOA. There is excess gravel on the sides of the roads, which has been brought back onto the driving surface. He will complete dragging the road in front of the Stone property as the final road area to be done (this area has plenty of gravel).

**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.

Hollie reported that payments are current. The loan from the Hansons of \$16,000 has been paid down by \$12,000, so the current balance is \$4,000 and the final payment will be made in June 2010. The cost of the Montezuma Water Company TAP of \$5,000 has been paid down by \$1,350 and \$3,650 is the balance owing to the Hansons, which is being paid at \$450 per quarter and will be paid in full in the third quarter of 2011. Hollie will send a second notice to one owner who has yet to pay the June HOA assessment.

#### **Revision of the CC&Rs:**

The ICR HOA members voted on the revised CC&Rs that were mailed to them. Votes were tallied September 15<sup>th</sup>, 2009. The revised CC&Rs were approved by more than 2/3 of the membership. There were 21 members who voted for approval, 5 that voted against approval, 1 that abstained, and 4 that did not respond.

Hollie indicated that Skip Lange had asked to review the votes, which he had done at her home.

Porter indicated that Skip Lange had sent him an e-mail about the CC&Rs and that Hal had delivered a draft of the CC&Rs that was referenced in the e-mail (from those versions prior to the final revised version that had been voted on by the membership), although Porter was unsure that the document was the one referenced in the e-mail. The Board had not seen the information, and the CC&Rs had been delivered by Hal at 10:00 pm the night before. Discussion ensued and it was determined that Skip's e-mail and the draft of the CC&Rs be referred to the CC&R Committee which is comprised of Skip, Jon, Bob, and Archie.

The revised CC&Rs, as approved by the membership, will be recorded with the Montezuma County Clerk and Recorder.

#### **Archaeology: Archaeological Advisor to the Board: Melinda Burdette**

Melinda was unable to attend the meeting. No report at this time.

#### **Old Business:**

Hollie reiterated that e-mail communications to members should be reviewed by all Board members before being distributed to the membership.

Water TAP transfer: The transfer of the Montezuma Water Company Rural Water TAP to the ICR HOA has been completed by Archie and Mary Hanson, and is now in the name of the ICR HOA.

#### **New Business:**

Leila indicated that she would try to find a box (that is covered and has a front opening) for the notices that are posted at the Ranch entry announcing meetings for the HOA.

Karen reported that she is using the new bridle trail on her property and likes it very much. She thanked Archie for his work in creating the trails. Porter added that he's using the trails and that they are a really nice amenity.

Porter stated that he will prepare a new letter to ICR HOA members with a revised Proxy, and that the potluck dinner had been moved to Saturday at 5 pm

There was no further business to discuss.

The next Board of Director's meeting will be held October 3, 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 Hollie and seconded by Karen and unanimously approved. The meeting adjourned at 12:25 p.m.