

Indian Camp Ranch
Homeowners Association
Board of Directors Meeting

March 20, 2010

- I. Call to Order: 10:10AM
Location: Home of Hal Shepherd, President
Attendees: Hal Shepherd (#18), Mike Kistler (#8), Sarah and Pat Hatch (#13), Russ Sweezey and Melinda Burdette (#30), Jane Dillard (#6), Archie and Mary Hanson (#2, 21, 29), and Curt Mangan (#15).
- II. Additions to the Agenda:
Minutes of the Annual Meeting
- III. Minutes of the Previous Meeting
Leila, outgoing Secretary, submitted the minutes of the December 5, 2009 meeting for approval. –Copy attached. Motion to approve Sarah/ second Mike/ approved unanimously.
- IV. Treasurer's Report:
Russ submitted a spreadsheet indicating 2009 actual income and expenses with 2010 estimated income and expenses included, plus a report of assets and bills due at present date. Total funds available to date are \$22,233.48. Some lot owner's dues for December, 2009 have not been paid. -Reports attached. Motion to accept Mike/ second Sarah/ accepted unanimously.
- V. Ranch Manager's Report:
Archie expressed thanks to Curt for taking care of the snow plowing efforts this winter and explained the bill he presented to Russ for payment. This bill is primarily for labor for the last eight months, including weed control, restoration of walls, replacing missing sign, etc. Rick's phone is included to keep him available for assistance at any time.

Curt also gave an oral report saying that snow plowing has been the main concern for the last few months indicating that both Jeff and Jim have

tried to be careful with the moving of gravel. The new road side markers work well to a point, especially the reflective portion, but the remainder of the stick needs to be painted black so it has some contrast to the snow in daylight hours. Plastic drift fences used on a temporary basis was proposed as a possibility for next year. Mary's Path did lose some of the gravel put on last summer. Discussion was held concerning chip/seal – pros and cons, property value impact, and budget impact. Further discussion may be forthcoming when more concrete figures can be produced. Al Heaton will be bringing in the cattle when there is evidence of enough food for them. If there is an abundance of growth, he will remove the animals earlier than usual to take advantage of a cash crop. Weed spraying begins as usual in May. A major gravel order will have to be placed this summer. Several suppliers were named and will be checked for best prices. There is an opportunity for lot owners who need gravel on their drives to buy at this same time. Lot owners will be notified ahead of time so they can participate if they choose.

VI. Old Business:

The Crow Canyon Committee, Archie, Hal, Russ and Melinda, drafted an agreement for the Homeowners of Indian Camp and presented it to Scott, spokesperson for Crow Canyon. It is working its way through the various agencies and boards that are required to sign off on the terms. There may be some minor language changes. Simply stated, this agreement allows Crow Canyon to enter into an agreement with individual lot owners if they choose. There is an agreement with Jane in the works. Crow Canyon is in charge of obtaining the Historic Designation for the Ranch. Discussed was the method for lot owners to opt in or out of this designation. No absolute decision was made on this point.

VII. New Business:

Leila brought up new information on an agricultural study being proposed in House Bill 1293. She stated there may be as many as five bills to come up in the next six months concerning ag assessments. She mentioned there might be a possibility of open space designation for the Ranch if necessary.

Leila also presented the minutes of the Annual Meeting of last October, 2009 for Board approval to be placed on the web. These minutes cannot be ratified until the next Annual Meeting in 2010. -Copy attached. Motion to accept Sarah/ second Mike/ approved unanimously for placement on the web page.

Archie added that the new announcement box was in place at the South gate and was used for this meeting. Plans for this summer's work includes moving a mail box to a better location. Also, Judy has been commissioned

by the Hansons to upgrade, reconfigure, and/or restore the interior of kiosks at the gates.

Curt, Russ and Archie are attending meetings and working on information with the Firewise group. Permanent residents may be able to reduce their insurance rates if they comply with recommended measures of fire protection. There is a new high pressure fire hydrant located on Mary's Path for use during irrigation season. There is the possibility of grants being available for further fire protection for the Ranch.

VIII. Adjourn:

Motion to adjourn Russ/ second Mike/ approved unanimously.

Adjourn 11:35AM

Respectfully Submitted,

Sarah Hatch, Secretary