

# DRAFT

## Indian Camp Ranch

### Homeowners Association

### Board of Directors Meeting

**June 19, 2010**

- I. Call to Order: 10:02AM  
Location: Home of Hal Shepherd, President  
Attendees: Archie Hanson (#2, 21, 29) Jane Dillard (#6), Mike and Ginny Kistler (#8), Sarah and Pat Hatch (#13), Porter Stone (#14) Hal Shepherd (#18), Russ Sweezey and Melinda Burdette (#30) and guest Scott Ortman.
- II. Additions to the Agenda: none
- III. Minutes of the Previous Meeting  
Sarah submitted the written minutes of the previous meeting and also read them aloud. **Motion to accept Porter / second Mike. Accepted unanimously.**
- IV. Treasurer's Report:  
Russ submitted a spreadsheet indicating 2010 actual income and expenses with 2010 estimated income and expenses included, plus a report of assets and unpaid snow accounts and annual dues due at present date. Total funds available now are \$24,482.61. One lot owner's dues for December, 2009 have not been paid. All unpaid monies (annual dues and snow account reimbursements) to date total \$7,850.00. Mary's Path will require an application of base material this season. That is the largest of the expected expenses. Russ reported that this quarter's payment of \$4000 to the Hansons completes the pay back of the original \$16,000 loan to the Association. We will continue to pay on the water tap loan for another year. **Motion to accept report Sarah/ second Porter/ accepted unanimously.**  
Discussion followed concerning imposing the penalty for consistently late and/or unpaid Homeowner fees and dues as stated in the Addendum to ICRHOA Bylaws., Collection of Unpaid Assessments, Section 2. Late Charges and Interest Charges. Assessments or other charges not paid to the Association by the tenth day following the due date thereof shall be

considered past due and delinquent. The Association shall be entitled to impose a late charge of twenty dollars on each past due or delinquent Assessment. If any Assessment is not paid within thirty days after its due date, the amount due shall bear interest at a rate of eighteen percent per annum from the due date until paid. All late charges and interest charges shall be due and payable immediately, without notice, in the manner provided for payment of assessments.

Russ will be imposing this Section on homeowners as appropriate.

V. Ranch Manager's Report:

Curt submitted a written report stating that Al Heaton had removed some of the cattle, but has time according to his lease before having to remove the remainder. Curt is waiting on a bid from Daniel's Excavation for the materials needed to build up Mary's Path. He is also looking into temporary snow fence to aid those roads that drift badly. A worksheet is being created for Jim Herrick for ease and accuracy in tracking drives plowed. Archie has been dragging roads and working on the entrances preparing them for landscaping that Judy is designing. Curt reports that MVI plans to bring a pressurized pipeline to the ditch on the north border of the ranch. This does not seem to affect the ranch very much as no one but Archie owns any water shares from MVI.

VI. Old Business:

Scott Ortman of Crow Canyon reported that the project process is moving slightly slower than expected because the meeting of their Native American Advisory Group was not held until April. This group agreed the Ranch project is a worthwhile one as did the executive team of Crow Canyon. Presently Scott is working on a design research plan and an agreement form for the individual landowners of the Ranch. Scott will begin looking at the appropriate sites to be included in the project, the first being Jane Dillard's, to be known as the Dillard Site. Another large site is on Hal Shepherd's lot, site #10632. Scott expects 400-600 sites to be recommended for nomination to National Historic Register. His advice was to wait for the completion of the Crow Canyon excavation and testing project before the HOA applies to the Register as the project results will lend weight to our cause. Crow Canyon will include a clause in our agreement that indicates follow through by them on the Register application. The Colorado Historic Fund will not be available for funding of this project this fall, so Scott is considering a partnership with CU and the National Science Foundation. Also being considered is collaboration with PBS and Time Team America and their remote sensing team. There is still a question of appropriate curation of artifacts from the Ranch to be decided. The HOA committee plans to meet June 30<sup>th</sup> at 2pm at Hal's home for follow up discussion.

VI. New Business:

The date for the Annual Meeting was set for October 2<sup>nd</sup>, 10AM at the Ranch hanger, unless otherwise notified.

The next Quarterly Meeting of the HOA was set for September 18, 10AM at the home of Hal Shepherd.

VII. Adjourn:

**Motion to adjourn Potter/ second Mike/ approved unanimously.**

Adjourn 11:35AM

Respectfully Submitted,

Sarah Hatch, Secretary