

Minutes of the Quarterly Meeting
Indian Camp Ranch Homeowners Association
February 26, 2011

I. Call to Order: 2:03 pm

Roll Call :

Board Members Shepherd, Hatch, Hanson, Kistler and Sweezey were present. Also in attendance were Jane Dillard, Pat Hatch, Curt Mangan, Ranch Manager and Crow Canyon representatives Shanna Diederichs and Steve Copeland.

II. Additions to the Agenda:

None stated

III. Minutes of the Previous Meeting:

Written minutes presented for reading. Motion to approve Russ/ second Archie/ all approve.

Copy attached.

IV. Treasurer's Report:

Russ presented three reports; The Annual 2010 Report, a detailed breakdown of 2010 expenditures, and a detailed budget for 2011. Everyone liked the detail breakdown of expenses and Russ will continue that practice. Discussion was held on the funds presently in our accounts in anticipation of the upcoming road project and expected expenses with a conclusion that we are in good shape at this time. Motion by Archie to accept the reports/ second Mike/ all accept. Copies attached.

V. Ranch Manager's Report:

Curt reported he had updated the gravel estimate with Casey adding an extra \$300 raising this amount to an approximate \$11,700. Fourteen lot owners have indicated that they want their drives chip/sealed and a few others want gravel only.

Curt is to speak with Al Heaton on the income amount due the HOA and the amount expended on weed spray to see if the off- set is equal.

VI. Old Business:

A. Update on Crow Canyon Project presented by Shanna and Steve.

Steve plans to begin bringing in equipment to the first site to be excavated (Dillard Site) as soon next month (April) as weather allows. Excavation should begin around May 9th. The next step is for CC to obtain the necessary state permits. Other sites to be considered this year are on Hal and Archie's properties. Shanna and Steve will meet with Archie to discuss the best manner in which to contact the other property owners that have sites of interest to be considered in the next two years. Steve talked about the necessary total station work that he wishes to do either down the roads or on the Southern boundaries of ICR. Archie had a map handy that will aid in locating property corners, etc. Mike was concerned that he avoid placing any rebar stakes in horse trails and that rebar be well marked wherever it is placed. Tom Wolf of the NRCS is lined up to do some magnetometer work on Jane's property. There are structures on the newly acquired Rodgers property that CC wishes to investigate as to relationship to the larger Dillard pit house structure.

Shanna showed the group the student packet and map. The Secretary will be maintaining a file of the project. Shanna and Steve both agreed communication was highly important to both CC and ICR and they would keep the Board updated at the quarterly meetings.

Archie asked if there was any intention of DNA work being done. CC policy does not allow for that as directed by the Native American Advisory Board affiliated with CC. Burials are studied, research is done, but remains are not removed and are appropriately reburied on the property. Sites to be included in the project are some of the small disbursements over ICR. CC is working with the Heritage Center and CU-Boulder on the matter of curation of artifacts. No agreement has been reached with either at this time.

Steve asked if tours of Hanson Pueblo, Seed Jar and Duckfoot sites were possible for the excavators. Archie, of course, agreed wholeheartedly.

B. Correction to Resolution 2-2010

Resolution 2-2010 stated that the Board was "to work with City Wide Banks of Denver in obtaining a loan of not more than \$200,000 at not more than 7% for a period of 15 years". This did not meet the approval of City Wide as the rate is 7% variable. Motion made to amend the resolution by Sarah/ second Archie/ all approve.

The new resolution 1-2011 reads:" The Indian Camp Ranch Board shall pursue a loan not to exceed \$200,000 at the variable rate of 7% for 15 years with City Wide Bank of Denver."

There is the possibility that this rate will be increased in future years. Given this, the Board is drafting a letter of invitation to invest an amount not less than \$10,000 at a 7% fixed rate over 15 years to our lot owners. This will be sent out by email with a reply asked for within two weeks. Motion to this effect by Archie/ second Mike/ all approve.

VII. New Business:

- A. Discussion was held on the purchase of a truck for snowplowing. One is available for \$3500 plus registration and insurance costs. Archie submitted information on another truck for sale at \$3000. Curt will check out both options as it seems we would be saving money in the long run by owning our own equipment and hiring Rick to do the work. The budget allows for this purchase and accompanying costs.
- B. Russ discussed the proposed budget for 2011 with known expenses and anticipated expenses. Again, we seem to be in good shape for this year.
- C. Archie brought up a new bill (HB 1146) that has been presented to the House and will likely move on its way to the Senate for approval. It would allow for reclassification of up to two acres of a farm or ranch at the residential tax rate if the home isn't "integral to an agricultural enterprise". This does not affect the properties of Indian Camp Ranch.
- D. Appointment of Officers:

The present officers agreed to remain in their positions.

Hal Shepherd- President

Mike Kistler- Vice-President

Russ Sweezey- Treasurer

Sarah Hatch- Secretary

Archie Hanson- Member at Large

VIII. Adjourn: 4:10pm

Motion to adjourn by Mike/ second Archie/ all approve.