

# Minutes of the Quarterly Meeting

## Indian Camp Ranch Homeowners Association

September 3, 2011

I. **Call to Order:** 10:00 AM

II. **Roll Call:**

Present are Board members Shepherd, Hatch, Sweezey, and Hanson. Mike Kistler is absent due to family obligations. Also present are Karen Kristin, Leila Hanson, Jonathan Callender and Pat Hatch.

III. **Minutes of the Previous Meeting:**

Written minutes of the June 25, 2011 Quarterly Meeting were available for reading as well as being posted on the web site. Motion to approve Russ/ second Archie/ all approve. Copy attached.

IV. **Treasurer's Report:**

Russ presented a multiple page report including a cover page summary indicating cash on hand at \$34,873.36 considering account minimums. There is approximately \$3,300.00 in current liabilities. This year's remaining expenses include insurance for the snowplow truck, registration for that truck, monthly water and electric bills and any bills incurred for general ranch work. Motion to accept Hollie/ second Archie/ all approve. Copy attached.

V. **Ranch Manager's Report:**

Archie presented an extensive written report. In his oral report he explained that Al Heaton had not gotten the full crop that he could have due to weather conditions late in July and would be leaving the fields as they are now, hoping for a good volunteer crop next year. The cattle would likely be returned in the spring. For a good overview of all the work that continues daily on the Ranch, please refer to the attached Manager's Report.

VI. **Old Business:**

A. Motion to approve the contract as presented between Karen Kristin and Crow Canyon was made by Hollie/ second Russ.

Discussion was called for by Jon of the two latest contracts between Kristin and Crow Canyon and Hatch and Crow Canyon. Archie expressed his understanding that the work with Crow Canyon was site specific, meaning the Dillard site only, and that was to be an “experiment” completed before any further contracts were signed. It was explained that Hal already had a Board approved contract and that the term “site specific” referred to particular chosen BMIII sites on any property within the Ranch. Further discussion and questions ensued. It was decided to post the four present contracts on the web for other lot owners to read and use as a guideline in the event they are contacted. It was also maintained that before a lot owner actually signed a future contract, that contract should be presented to the Board for review and then any corrections, if at all necessary, could be made before the final signing.

A voice vote of the Board members present was taken on the motion:

Archie- NO

Hal - YES

Russ- YES

Hollie- YES

- B. Motion was made by Russ to approve the contract between the Hatches and Crow Canyon as presented/ second Hal. A second voice vote was taken:

Archie- NO

Hal- YES

Russ- YES

Hollie- YES

- C. Archie presented several copies of bids he obtained from various paving/ chip seal companies, all of which exceeded Casey’s bid considerably. The two most reliable companies and bids came from Four Corners Materials and Sealco at \$362,500.00 and \$318,010.00, respectively. Jon explained that a reserve fund of at least \$20,000.00 would be needed for expenses of upkeep, etc. on top of the initial outlay. Driveways would be entirely separate from the roadway and require full payment from the lot owner at the time of completion, an approximate amount of \$13,000 to \$15,000. Under our present dues

structure, it would be impossible for the HOA to obtain a bank loan to contract this work. Hal intends to present an explanation of the failed chip seal project at the annual meeting. Copies of the bids are available for reading upon request. All of the work done and time spent by Curt, Hal and Archie on this project is greatly appreciated.

VII. **New Business:**

- A. The Annual Meeting will be held October 8<sup>th</sup>, 10:00 AM at Crow Canyon. Announcement of this meeting, the agenda and proxy forms will be sent out within the next week. "Housekeeping" items for the meeting were discussed briefly.
- B. The terms of Board members Hal Shepherd, Mike Kistler and Russ Sweezy expire this year. Election for these places on the Board will be held at the Annual Meeting. Self- nominations will be called for in the announcement letter.

VIII. **Adjourn: 12:15PM**

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