

Minutes

Indian Camp Ranch Homeowners Association

Quarterly Meeting

January 14, 2012

- I. **Call to Order:** 2:02 pm
- II. **Roll Call:** Board members Shepherd, Kistler, Swezey, Hatch and Hanson were present. Also present were Porter Stone, Steve Roger and Pat Hatch.
- III. **Minutes of the Previous Meeting:** Copies of the minutes were handed out, read and **motion to approve made by Russ/ Archie second. All approved.**
- IV. **Treasurer's Report:**

A. Russ submitted a detailed income and expense accounting for 2011 showing the HOA had \$15,854.86 carry over in that budget as of 12/31/2011. However, Archie submitted a bill in the amount of \$14,812.33 for the entire year of labor, so the actual carry over is \$1,042.53 The \$14,812.33 will be added as a separate line item in the 2012 budget and referenced back to the 2011 budget.. **Motion to approve to pay Hollie/ second Russ.** It was discussed that the Board and Treasurer need to have bills presented no less than quarterly in order to adhere to any kind of budget and be able to plan future budgets. Further reporting indicates our Money Market Account stands at \$27,309.59; checking now at \$1,129.69; totaling \$28,439.28 less minimums= \$25,489.28 total cash available. There are outstanding monies owed the HOA from a few unpaid assessments.

B. Russ also presented a budget for 2012 which essentially follows the 2011 budget with a few increases. \$10,000 has been specifically reserved in this budget for the gravel that will be needed in 2012 for the roads. **Motion to accept all Treasurer's reports Mike/ Archie second. All approve**

C. Hal presented a request for payment for Judy's hours of weeding the entrances in the amount of \$90.00. **Motion to approve Hollie/ second Russ. All approve.** There was discussion about the automatic water timers and future care of the entrances being placed on Archie's list of regular duties for the Ranch Manager to oversee.

v. Ranch Manager's Report:

- A. There was no manager's written report submitted. Discussion was held on the equipment the HOA has on hand and what would be necessary to be furnished for which job, etc. as Archie downsizes his equipment supply. It was concluded that we have very basic equipment for the smaller jobs, but would hire equipment and operators as needed for the larger more difficult jobs such a road grading. Steve indicated he might be interested in the Ranch Mgr. position. Hal will contact Curt to ascertain if he is still interested and if perhaps he and Steve could share the position. Archie will provide the Board and Steve with a list of the duties of Ranch Mgr.
- B. Hal passed out a letter from the Cortez Fire Protection District on open burning stating rules and regulations on the subject.
- C. A short list of four candidates for Ranch Mgr. was submitted and put on hold until Curt and Steve either committed to the job or not.

vi. Old Business:

- A. Archie, Mary, Jon and Leila will be representing the Ranch at the National Register meeting in Denver January 20th.

VII. New Business:

- A. Board members agreed to remain in their present positions.

Hal- President Mike -Vice President

Russ- Treasurer Hollie – Secretary

- B. The USDA agriculture survey form was discussed. All HOA members should receive this survey form. The Ranch received a copy and likely Al Heaton will receive a copy. Hollie will email HOA members with a little information to facilitate filling out the survey.
- C. Hal would like to see the Hanson's signs at the entrances replaced with a professional grade sign indicating the Ranch's Historical Register listing with a removable attached sign for Hanson's to indicate lots for sale when appropriate.

VIII. Adjourn: 3:45 pm

Motion to adjourn Archie/ second Mike. All approve