

Minutes

Indian Camp Ranch Homeowners Association

Quarterly Meeting

July 21, 2012

I. Call to Order: 10:00am

II. Roll Call:

Present were Archie Hanson, Pat and Sarah Hatch, Hal Shepherd, Curt Mangan , Russ Sweezey , Mike Kistler, Steve and Julie Roger, Lee Bergman and Peggy Tennyson, and Porter Stone. Guests present were Shirley Powell and Al Heaton.

III. Minutes of the Previous Meeting :

The minutes were presented in written form and had been posted on the website for reading.

Motion to accept as presented made by Archie/ second Russ. Accepted unanimously

IV. Treasurer's Report:

Report presented by Russ. One dues bill still unpaid, one just received to be deposited. Our current balance is \$33,952.13 less minimums. Snow accounts were not tapped this past season. Contact Russ if you wish to know how much you have in your account. Russ reported no unexpected expenditures to date beyond tires for the snow plow pickup. The insurance, registration, etc. for the pickup has been obtained. As usual the roads are by far our largest expenditure and this year's road work has not been taken out of this balance to date. **Motion to accept the report made by Mike/ second Archie. Accepted unanimously**

V. Ranch Manager's Report:

Bill Sanchez is presently working on the Ranch. Approximately \$5,000 in new gravel has been distributed over the Ranch roads with more to come. The recent rains have helped with keeping the dust down and the need or lack thereof for hauling water in to the roads. Sanchez's perception is that the speed of vehicle travel on our roads is the main culprit for the condition that requires constant grading. Speed limit signs were again suggested. Curt reports that the entrance lights are not in working order and suspects the controller at the south entrance may be defective. He is pursuing that repair or replacement. He also reports that Barb Smith has been hired to clean up the weeds along Road 23 and Julie Roger has been hired to maintain both entrances. There are a few signs and few rock walls that need some minor attention.

The prairie dog population has exploded and since there is a safety and health issue as well as property damage issue, Al Heaton, Curt and Archie have been researching the best route to control

this population. Lee, Steve and Julie have been working on their properties individually. Lengthy discussion followed with Al explaining the use of Fumitoxon (aluminum phosphide), a one-time deterrent and green wheat (treated), a repeat deterrent and how these might work in conjunction. Al is licensed to use and oversee use of the Fumitoxin. Archie and Rick are presently using exhaust fumes piped down the holes and filling in the holes to help discern which are active runways and which are abandoned. Al, Curt and Archie will continue to work together on this problem. Al will be disking soon in preparation for fall planting.

Sarah and Pat mentioned that trees at their entrance appear to be dying. Needles are brown, but the extension agent did not find evidence of beetles or spider mites. He indicated that the extreme drought and dust on the needles was likely the stressor causing the trees to brown out and only time will tell if they are actually dying.

VI. Old Business:

- A. Shirley Powell of Crow Canyon reported that remote sensing of the Dillard Site indicated a much larger site area and project area than first thought. Crow Canyon wishes to extend their scope of work into the Canyon of the Ancients and adjacent private properties which means more time involved. They have received more national funding as well to aid in this. Therefore, Resolution 1-2012 was presented to the Board for approval and signatures. Copy attached. **Motion made by Archie/ second Mike/ all approved to accept.** The resolution extends the present board contract with Crow Canyon indicating work to end December 31, 2015 unless written consent of the ICRHOA Board of Directors is obtained in case further extension is requested.

Shirley thanked the Board and property owners for their cooperation during the Time Team America presence on the Ranch. She added that a new face will be seen on the Ranch in the person of a graduate student from CU who in the 2013 season will revisit the BM III sites to re-record the chromo-trimetric indicators for that time period.

- B. Date for the next quarterly meeting was suggested for September 29, 10am at Hal's residence. Date set for the annual meeting October 6, 10am at Crow Canyon with displays on show at 9am. **Motion to accept Russ/ second Archie/ all approve. Crow Canyon approval to follow.**

VII. New Business:

- A. Archie has ordered signs indicating the Ranch's Historic Register designation for the entrances and a few lot owners who wish them. He will order for any lot owner who wishes one. Various sizes are available. Contact Archie directly for specific information on size, cost and installation. Archie suggests the Board send written thanks to Mark and Shanna for their time, attention and expertise in obtaining this designation for the Ranch

- B. Mike discussed fire issues on the Ranch. Discussion was held concerning mitigation, effect on home insurance and lot owners abilities to operate fire truck. Curt suggested making a video of operation instruction for repeated refresher courses. Archie reminded everyone that the truck should not be driven onto the lot owners driveway as it would block the professionals efforts. Also that there is listed on each name sign at the head of the driveways the amount of hose required to reach structures. Hal offered that the Cortez Fire District had received a grant that would allow for three more fire fighters.
- C. Curt disclosed that he has found it necessary moved his business operation back to the Ranch for the foreseeable future.
- D. Hal brought up that he would like to add an addendum to the CC&Rs at some point that would prohibit standing pole lights on Ranch property in order to preserve the "dark sky" concept.

VIII. Adjourn:

Motion to adjourn by Russ/ second Hollie. All approve

Adjourned at 11:30 am

**RESOLUTION 1-2012 OF THE BOARD OF DIRECTORS OF
INDIAN CAMP RANCH HOMEOWNERS ASSOCIATION**

Upon motion duly made and seconded, the following resolution was adopted by a majority of the Board of Directors (the "Board") of INDIAN CAMP RANCH HOMEOWNERS ASSOCIATION (the "Association") at a meeting of the Board of Directors duly noticed and held on July 21, 2012, at which meeting a quorum of the Board was present in person:

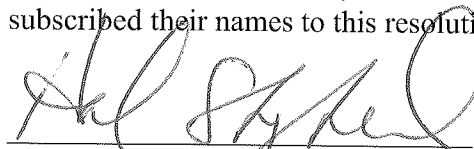
WHEREAS, the Board adopted Resolution 1-2010 granting permission to execute the "Agreement to Permit Archaeological Fieldwork (Research) and Execute Agreements with Individual Landowners" with the Crow Canyon Archaeological Center on July 12, 2010; and

WHEREAS, the agreement allows Crow Canyon to continue research on Basketmaker III sites on the ranch until completion with an understanding that such activity will not continue beyond December 31, 2014 without the written consent of the ICRHOA Board of Directors to extend this agreement to a later date; and

WHEREAS, Crow Canyon has requested a one year extension of the agreement.

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby is granting an extension to the agreement giving Crow Canyon Archaeological Center permission to conduct archaeological field research on Basketmaker III sites on the ranch, with an understanding that such activity will not continue beyond December 31, 2015 without the written consent of the ICRHOA Board of Directors to extend this agreement to a later date.

IN WITNESS WHEREOF, the members of the Board of Directors of the Association have subscribed their names to this resolution as of July 21, 2012.




Hal Shepherd, Director and President



Mike Kistler, Director and Vice President



Sarah Hatch, Director and Secretary



Russ Sweezey, Director and Treasurer



Archie Hanson, Director

CROW CANYON ARCHAEOLOGICAL CENTER agrees to the terms and conditions of this agreement extension until December 31, 2015:

Signed 

Date July 23, 2012

Name Deborah Gangloff

Title President & CEO