

Indian Camp Ranch
Homeowners Association
Board of Directors Meeting
December 22, 2013

I. Call to Order: 2:10 pm

Location: Home of Hal Shepherd, President

Attendees: Archie Hanson (#2, 29), Mike Kistler (#8), Sarah and Pat Hatch (#13), Hal Shepherd (#18), Russ Sweezey (#30), Curt Mangan (#15) Jerry Smith (#21,23), Fred Watson (#12).

Mike presented Hal with the gavel shown to the membership at the annual meeting in October when Hal was away expressing the thanks of the Board and HOA members for his service as president of the HOA Board.

III. Minutes of the Previous Meeting

Sarah submitted the written minutes of the previous meeting and noted that they were posted on the website. A motion to delete one statement in the minutes concerning the Lange property situation was made by Mike/ second Archie/ all approve. **Motion to approve the corrected minutes Russ / second Archie. All approved**

IV. Treasurer's Report:

Russ submitted a spreadsheet indicating 2013 actual income and expenses along with the proposed budget for 2014 for the Board to study. He reported that the loss of funds from the Commandeur foreclosure were not as great as expected and with the penalties being paid by the bank, we were almost even in the unpaid dues department. See attached report for specifics.

. Motion to accept report Hollie/ second Archie. All accepted.

V. Ranch Manager's Report:

Curt reported that the stakes had been placed along the roadsides marking the safe lanes for driving and snow plowing. The deeply washed out areas still present a hazard. Discussion was held regarding the best time and method of handling the situation resulting in a consensus that a window of opportunity existed now while the roads were solid rather than waiting until snow melt and muddy season. Grading would begin again in the spring. Al Heaton is to do the weed spraying this year and the grass seeding in selected places along the roadsides as an experimental project.

Fred raised the question of increasing the dues since it has been some time since the last hike. Board members suggested that more interest would be evident when more folks lived on their properties, but right now an increase was not popular.

VI. Continuing Business:

Hollie distributed printed materials from the county weed control office and suggested we have the spokesperson attend a Board meeting to educate the Board on the weed problem of the Ranch and to perhaps help in establishing a more inclusive weed program with the cooperation of the lot owners. Incoming president, Mike Kistler, agreed and suggested the February meeting as the appropriate time. Hollie will set that up.

VI. New Business:

Archie informed the Board that Sue Rogers is negotiating for the purchase of Lot #22, the Commandeur house, with the intention of donating it to Crow Canyon. His concern is that it won't be used as a single family dwelling only, but might be used as office space and lead in the future to other business enterprises which would then possibly erode our CCRs entirely. Hollie was directed to compose a letter to Sue, copying Crow Canyon, voicing the concerns of the Board. See attached.

Archie also informed the Board of a cost share program coming up concerning pressurized water on the Ranch for irrigation. More information to come.

New officers for 2014:

President-Mike- Hollie nominated/ Fred second/ all approve

Vice-President- Fred- Mike nominated/Jerry second/ all approve

Treasurer- Russ- remains in office- all approve

Secretary- Hollie- remains in office- all approve

Member at Large – Jerry- Fred nominated/ Russ second/all approve

VII. Adjourn:

Motion to adjourn Hollie/ second Jerry

Adjourn 3:40pm

Respectfully Submitted,

Sarah Hatch, Secretary