

Minutes

Indian Camp Ranch Homeowners Association

Quarterly Meeting

February 2, 2013

I. **Call to Order: 2:04 pm**

II. **Roll Call:**

Present were Pat and Sarah Hatch, Hal Shepherd, Russ Sweezey, Mike Kistler, Archie Hanson, Jon Callender, Jerry Smith and Curt Mangan.

Minutes of the Previous Meeting :

The minutes were presented in written form and had been posted on the website (www.icrhoa.org) for reading. **Motion to accept as presented made by Russ/ second Mike. Accepted unanimously**

III. **Treasurer's Report:**

Report presented by Russ. Two assessments (dues) for the same lot owner plus late fees have not been submitted. Appropriate notices have been sent. If settlement is not reached, a lien on the property can be placed. The HOA current cash on hand is \$34,976.38, less minimums. Most snow accounts are up to date. Russ will bill at the end of the season those lot owners who owe for driveway plowing. The full Treasurer's Report can be found online (www.icrhoa.org) for more in depth information. **Motion to accept the report made by Archie/ second Mike. Accepted unanimously**

The projected budget for 2013 was presented. There are increases in almost every category and with another increase in the electric allowance this budget was approved.

Motion to accept the projected budget by Archie/ second Mike.

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

Curt reported that the snow plow truck is working great with the normal and expected minor repairs. The truck is likely to pay for itself in another year. Curt was not satisfied with last year's weed spraying effort and will be contacting a new business for weed spraying and entrance mowing. Julie is taking care of weeding the entrances for compensation.

Old Business:

Hal presented a resolution stating:

In order to protect the Night Sky at Indian Camp Ranch from artificial light, it is the desire of the Board of Directors that we protect the night sky by prohibiting yard lights, pole lights, or lights on buildings that come on at sunset and go off at sunrise. **Motion to accept**

**this resolution and place it to a vote of all the members made by Archie/ second Mike.
All approved.**

V. New Business:

- A. Hal presented his findings on the subject of trash collection at the Ranch. In summary, Baker Sanitation, Inc. gave fair pricing, was easy to contact, was responsive to questions and negotiations and uses closed trucks. Hal recommended that we ask all residents of the Ranch to use the services of BSI in order to limit the heavy truck travel on the roads. **Motion made by Archie to proceed with this recommendation/second Mike. All Approve.** Hal will be contacting the residents presently using Waste Management services.
- B. Question had arisen again over the past quarter concerning expenditures of HOA funds made without Ranch Manager or Board knowledge. It is incumbent on the Board and Manager to keep the budget in mind at all times and it is not possible without communication before work is contracted. **A motion was made after discussion to limit the Ranch Manager's spending approval authority to \$4,000 per quarter, after which Board approval would be required. Motion Russ/second Mike. All approved.**
- C. Address signs were again brought up. Archie's feeling is that the HOA should be responsible for the signs for the sake of control over appearance. Discussion included the idea that if a lot owner were asked to replace his sign, he might not be amenable at that time if he had to pay for it himself. However there are no funds allotted for signs in the 2013 budget. It was stated at the 2012 annual meeting that names could be removed from the signs if preferred. No decisions made.
- D. Pat brought up the prairie dog question. Curt did not think that Al had taken any control steps last fall, but will contact him to see if it is on the agenda for this spring. Archie says the exhaust method of control works for the specific time and place, but is not an overall control method and it is very expensive just for the labor. Lee volunteered last fall to research control methods and their after effects and report to the Board. Hal will speak to Lee and encourage him to move forward with that report.

VI. Adjourn:

Motion to adjourn by Hollie/ second Russ. All approve

Adjourned at 3:43 pm