

Minutes

Indian Camp Ranch Homeowners Association

Quarterly Meeting

June 22, 2013

- I. **Call to Order:** 10:05am
- II. **Roll Call:** Board members Shepherd, Kistler, Sweezey, Hatch and Hanson were present. Also present were Steve and Julie Roger, Mary Hanson, Jon Callender, Leila Hanson, Curt Mangan, and Pat Hatch. Guests Shanna Diederick and Jerry Fetterman representing Crow Canyon and Woods Canyon Archaeological Group were present.
- 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.**
(attached)
- IV. **Treasurer's Report:**
 - A. Russ submitted a detailed income and expense accounting for 2013 showing the HOA had \$30,757.25 to date on hand. Several dues were paid and several bills were submitted at the meeting so that amount changed slightly. Expenses to date have been as expected and not out of the ordinary. **Motion to accept report Hollie/ Archie. All accepted.**
(attached)
- V. **Ranch Manager's Report:**
 - A. There is a written report attached. We were told the snow plow truck has been practically rebuilt and is in good condition. The blade is being reconditioned and will be ready for the next snow season. Due to the drought, Al Heaton has had to plow the fields two times so far. This has appeared to help with the prairie dog population. Further information has indicated that zinc phosphide is the most effective and approved chemical for baiting grain. Fall is the best time of year to place the grain

at hole openings. Lot owners must be aware that this is poison to pets and birds. It is suggested that we hire Al to coordinate the application. You may still shoot prairie dogs on your own property.

Gravel was added to Pueblo Ruins Road and some will be added to Mary's Path after some moisture is received. Sanchez will grade roads after moisture also.

Curt was not pleased with the weed spraying performance of K-lawn, so he has hired Wood Design Landscaping to mow all road side and lot entrance areas of the ranch and to take care of weed spraying and weed whipping as needed as a continuing service. Julie is continuing to maintain the plantings at the entrances. **(attached)**

Discussion continued with Hal asking about the possibility of other dry land type crops, grasses and/or vineyards being utilized as the recent necessary plowing has left the fields open to the wind causing even more dust on the Ranch. These are all possibilities but have their downsides such as intensive labor and cost to initiate. Curt will continue to follow up on this though it is felt that having AL Heaton is a great boon to the Ranch. Once again the problem of dust control from the roads arose. Some new cost figures were presented. The same pros and cons were discussed in length as in the past and no decision made at this time.

vi. Old Business:

- A. Shanna brought us up to date on the BM III project saying that the large groups have come and gone for this season. Archie interjected that there were no bad impressions on any front left by Crow Canyon employees or their program participants. The Time Team America program will be delayed about six months because they received extra funding and they are adding some special features to the original program such as 3-D animation. The CC crew are expanding their project area to the Shepherd and Smith lots where they have located a deep pit house and roasting pit. Electrical resistance sensing is proceeding.

Jerry Fetterman and crew are resurveying BM III sites and have documented twenty-five out of seventy-six to date.

Scott Ortman is working on a project of dating of seed jar rims found at ICR BM III sites.

- B. Archie presented the artist concept of the new entrance signs to be installed at the two entrances. They will consist of ¼" aluminum figures and stacked rock to be placed in the present line of walls at the entrances. Dick Blake is assisting in the production of these signs.

VII. New Business:

- A. Mary announced that Tebows have moved on to Guam and the Lange house is back for sale and /or lease. The Commandeur house is presently empty, but open for lease or sale. The Sullivan lot (#24) sold as a short sale to the Sadlers, relatives of the McBrides (neighbors of the Ranch).
- B. Archie announced that he needs volunteers for fire truck training. Reciprocal training and assistance have been agreed to between ICR and CC. He has a new mailer concerning fire control and hazard to send out.
- C. Leila informed the group of "wasted water" concerns being addressed more seriously this year in the county with fines and eventual incarceration if not attended.
- D. It was suggested that HOA members be notified of expiring board member terms so that they might consider volunteering their time and experience to the HOA Board. Hollie will send out an email to that effect. Russ will coordinate the Annual Meeting date with CC. (To be announced.)

VIII. Adjourn: 11:49 am

Motion to adjourn Archie/ second Mike. All approve