

Indian Camp Ranch
Homeowners Association
Board of Directors Meeting
September 29, 2013

I. Call to Order: 10:00AM

Location: Home of Hal Shepherd, President

Attendees: Archie Hanson (#2, 21, 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).

III. Minutes of the Previous Meeting

Sarah submitted the written minutes of the previous meeting and noted that they were posted on the website. **Motion to approve Russ / second Archie. All approved**

IV. Treasurer's Report:

Russ submitted a spreadsheet indicating 2013 actual income and expenses. Total funds available now are \$21,066.37. Only \$1,981.65 remains in checking, however, to finish out the year without tapping into our money market account. There are still bills to come. Russ reported that we lost the \$1,000 dues income from Commanduer as his home was foreclosed on 9/3/13. The bank will likely prorate the December payment from that date. The snow accounts were discussed and forms handed out to those present. Forms will be available at the annual meeting also. **Motion to accept report Mike/ second Archie. All accepted.**

V. Ranch Manager's Report:

Curt submitted an oral report continuing the discussion of the Woods Design bill that was considerably more than Curt had agreed to with Woods. The first bill was not submitted in a timely fashion and by the time it was received, there were a number of additional charges added to the total. This bill was paid and Woods was dismissed. Further discussion brought us to the conclusion that the Ranch needs to be as self-sufficient as possible. (The snow plow is an example. It has needed some repairs, but has also diminished the overall cost of plowing the roads and is convenient for use exactly when needed.) Curt will speak to Al Heaton as he is licensed to purchase the various sprays and chemicals that are needed to spray weeds on the Ranch and is familiar with the layout of the Ranch, the times of year spraying

is needed, has equipment, etc. It is also possible that Rick could be certified for spraying duties. Curt mentioned that Dick White has sold his ranch and has a sprayer for sale. He will inquire about it.

As usual roads were a problem this year with the exceptionally heavy rains that occurred in August and September. Very deep crevices were washed along the roads in the usual places. Discussed were excelsior logs and rip-rap to slow the flow of water. Large rocks were deemed more aesthetically pleasing to use. Some kind of reflective posts will be strategically placed at culverts this winter to help keep people on the roadway and out of the ditches.

The next discussion was concerning prairie dogs. The “green wheat” has been disallowed by the state for prairie dog control. Other methods investigated are very expensive and some even dangerous to humans. Again, Al Heaton will be consulted.

VI. Continuing Business:

Archie requested the Secretary to send a letter of thanks to Dick Blake for his participation in the new developer’s signs at the two entrances. Also, Archie wishes the HOA to pay for the upkeep on Lot ID signs. However, if you are changing just for the sake of changing the lot owner would pay. This was not voted on. Archie presented the “fire bags” that he has made up. The bag alone is \$10, with name \$20, and the more you add, the more the cost.

VI. New Business:

The Annual meeting will be held October 12 at Crow Canyon. Fred asked if it could be at a later date. That was OK with the board to consider for next year, but this year is set. Crow Canyon is hosting a reception after the meeting and will update everyone with this past season’s activities at that time.

The agenda for the annual meeting will reflect the accomplishments for the year from the items discussed at the 2012 meeting.

The hosting assignments for this annual meeting were decided upon.

Present at this quarterly meeting were Fred Watson and Jerry Smith as prospective board members. It was noted that the board has a two year term and a one year term to fill this annual meeting.

VII. Adjourn:

Motion to adjourn Mike/ second Archie
Adjourn 11:30AM

Respectfully Submitted,

Sarah Hatch, Secretary