

Minutes of Special Meeting

Indian Camp Ranch Homeowners Association

November 12, 2014

I. **Call to Order:** 10:04 AM

II. **Roll Call:**

Present were Board members Kistler, Watson, Smith, Hatch, and Sweezey. Also present were Mary and Archie Hanson and Pat Hatch.

III. **Topic of Special Meeting:**

Continuing violations of the Ranch CC&Rs by the Connelly family and procedure for enforcement of CC&Rs.

Mike recounted the results of the Board authorized inspection of the Connelly property that occurred thirty days after delivery of the notification of violation of the Ranch CC&Rs letter. The Connelys were notified that two Board members, Fred Watson and Jerry Smith, would like to conduct an inspection prior to the actual visit on November 7th, 2014. Jeff made excuses and refused to set a time for the inspection. The Board members decided to make the inspection right then. Photographs were taken of perceived violations, not only of the CC&Rs, but of Montezuma County Health Department regulations and Colorado state electrical regulations.

1. Outhouse-undetermined sewage disposal system
2. Outdoor extension cords- used for extended period of time powering both RVs
3. Two recreational vehicles, a trailer and a fifth wheel, used as dwellings for an extended period of time
4. A large greenhouse- undetermined use/ suspected business

The visit also resulted in a second trespass charge by Jeff Connelly against a Board member and yet another display of anger on his part.

The Board discussed the vetting and hiring of legal counsel. Several local lawyers had been suggested by interested homeowners of the Ranch.

Jerry made a motion authorizing Mike to represent the Board in the vetting and hiring of legal counsel to assist and advise the Board in the matter of enforcing the Indian Camp Ranch CC&Rs in regard to the Connelly violations. Seconded by Fred/ all approved.

The vetting will begin immediately.

Jerry also moved that the appropriate fines /assessments be issued to the Connelys for the first thirty days of violations according to the initial schedule of fines of which Connelys are aware. Seconded by Russ/ all approved

Adjourn: 11:00am