

Minutes of the Quarterly Meeting

Indian Camp Ranch Homeowners Association

November 20, 2014

- I. **Call to Order:** 3:04 PM
- II. **Roll Call:**

Present are Board members Hatch, Sweezey, Kistler, Watson, and Smith along with incoming member Peggy Tennyson. Also present are Tammy Smith, Julie Roger, Hal Shepherd, Archie and Mary Hanson. Mike welcomed Peggy to the Board. Hollie was presented with an appreciation gift and card from the “ICR gang” for her seven years of service to the Board.
- III. **Minutes of the Previous Meeting:**

A copy of the previous Quarterly Meeting 9.6.14 are available for reading as well as being posted on the web site. Motion to approve Jerry/ second Russ/ all approve.
- IV. **Treasurer’s Report:**

Russ presented the treasurer’s report saying that presently we are still in good shape as reported at the Annual Meeting. The December assessments will be going out in a few weeks. The impending legal fees will impact the budget somewhat, but not drastically at this point. Motion to accept Jerry/ second Fred/ all approve.
- V. **Continuing Business:**
 - Ranch Manager’s Report:**

Archie reported that gravel had recently been placed on Mary’s Path, the guide stakes along the roads for winter driving had been placed and the plow truck is in good shape.
 - Black correspondence:**

Jerry has not received a reply from the Blacks. He has a new contact email and will continue to try to reach them for the clarification the Board is asking.
 - Connelly situation and legal counsel update:**

The situation with the Connelys has not improved. Mike met with general practice lawyer David Kirkpatrick of Durango. Mike felt David to be straightforward and interested in our situation. He requested some documents from the Board; some assurances the Board is legally elected; and in return said he would be sending another letter referring to the violations and assessments to the Connelys and proceeding to file in county court on the trailer violation. Expenses of \$2000 would begin with the filing and go from there according to

addition filings, etc. He also said new fines/assessments can be issued at new levels for new violations. A special meeting was suggested for that discussion after more input from David. Nothing decided. Mike also recounted an unsatisfactory meeting with Melissa Mathews of the County Board of Health regarding the outhouse and grey water sewage disposal problem on Lot #1. Apparently, Melissa was told that Jeff has contacted someone (Craig Wickstrom) to correct the sewage disposal issue. Mike has contacted a State Clean Water officer in Denver who in turn has contacted Melissa to question her inadequate response to this problem. The Board is still waiting for a copy of Melissa's original letter to the Connellys.

Discussion followed. Russ pointed out that the Board is indeed legal with the changes made to the Bylaws at the last filing. Julie questioned if there was another available route for handling the violations and what would the course of a civil suit look like. Various members explained the importance of upholding the CC&Rs for several reasons, not the least being the Board is charged to act in the best interest of all HOA members. Not to uphold the CC&Rs now would open the Ranch up to future buyers of parcels doing anything they wanted with their parcel, living in trailers, subdividing, etc.

VI. New Business:

Election of Officers:

Russ moved that the members retain their present positions and that Peggy take the Secretarial position replacing outgoing Hollie/second Fred/ all approved.

A. Adjourn: 4:05 PM

Motion to adjourn by Hollie/ second Jerry/ all approve.

Respectfully submitted, Sarah Hatch