

# Indian Camp Ranch Homeowners Association

## Quarterly Meeting Minutes

September 6, 2014

**I. Call to Order: 10:01 am**

**II. Roll Call:**

Present were Sarah Hatch, Russ Sweezey, Mike Kistler, Archie Hanson, Jerry Smith, Pat Hatch, Stephen Glass, Jane Dillard, Fred Watson and Ginny Kistler.

**Minutes of the Previous Meeting:**

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

**III. Treasurer's Report:**

Report presented by Russ. There have been no unexpected expenses so far this year and dues are totally paid up. Total cash available is \$35,798.88 to date. There is the hope that there will be funds to replenish the contingency fund. The full Treasurer's Report can be found online ([www.icrhoa.org](http://www.icrhoa.org)) for more in depth information. **Motion to accept the report made by Fred/ second Jerry. Accepted unanimously**

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

Archie made a report stating that weed hoeing had taken place; some culverts had been blown out; some fresh signs had been installed; and some road grading had occurred. He foresees the possibility of needing more gravel on Mary's Path this fall.

**V. Continuing Business:**

Hollie updated the board on progress at the Hatch Group Site stating that GPR had been done and proved not as effective as hoped so resistivity sensing will be used to complete the sites. Already one un-mapped feature has been located, perhaps a kiva.

Jane added that the Dillard Site is to be closed by October 20<sup>th</sup> this year. There are still visitors through the first week of October and then a Crow Canyon tour for their annual meeting.

Hatches also reported that their washout is sinking slightly and cracking. The small undercut area does not seem to have enlarged much with the last rains.

**VI. New Business:**

A. Jane Dillard raised an issue for the Board to consider and clarify. The Jim Black property is being used by young adults as a partying ground. After one of these late night parties, Jane and a friend found hot ashes left in the fire ring and paint spray cans assumed to be used for "huffing". Jane had a conversation with Jim Black last spring and then later in the summer with the mother of the Carey young adults (Black relatives) advising her of the situation and her displeasure with the fire hazard and late night noise and traffic.

Some efforts to remedy the traffic were taken by locking the gate to the Black property, however that was not satisfactory. Stephen spoke of visiting with Jim Black and being told that he did not want hikers on his property. There is a discrepancy in the issue of the Blacks allowing visitors to their property or not. This is to be addressed by the Board and clarified. There was a question of Indian Camp Ranch wanting to go to being a gated community. No consensus was reached.

- B. The second discussion of the day concerned the legality and precedent setting situation according to the CC&Rs of the Connelly trailer. They received a verbal warning of their non-compliance with the CC&Rs. In an effort to work with them, they were given several weeks to present a letter asking for a waiver until such time as they could move the trailer and indicate a time to start building. They made no response to the Board. Consensus was that the Board and those homeowners present were not in favor of an eroding of the present CC&Rs and the Board would pursue this issue with a letter of notification of non-compliance with the Indian Camp Ranch HOA CC&Rs. It would be sent stating the articles with which they were not complying and stating the penalties that might be imposed.
- C. Another issue with the Connellys is the matter of raising “pot” on the Ranch. Some of the neighbors were told it was a few plants for medical, personal use only. Others were told it was to be sold to supplement the Connellys income. Jeff told Archie in a phone call that he had the documents that allowed him to raise as many as 60 plants. The Board has not seen these documents and is skeptical of their validity in this county. Those present did not favor the possibility of increased traffic or illegal growing, selling or any commerce of this product on the Ranch. No conclusions were made on the handling of this issue at this time.
- D. Preparations for the ICR HOA annual meeting were made with Jerry volunteering “goodies” for the attendees, Archie coffee, cream and sugar, and Hollie napkins, cups and spoons, knives etc. Russ mentioned that Crow Canyon is not able to present a program this year as Shirley and Susan were booked months ago elsewhere. The ICR homeowners will be receiving an invitation to the Crow Canyon annual meeting and can attend programs and tours at that time.

VII. **Adjourn:**  
**Motion to adjourn by Fred/ second Russ. All approve**  
Adjourned at 11:35 am