

**Indian Camp Ranch Homeowners Association  
Board of Directors**

**Minutes of the Quarterly Meeting  
Saturday May 16, 2015 at Shiloh's**

- I. **Roll Call: 10:00**  
Present were Board members Mike Kistler, Fred Watson, Jerry Smith, Peggy Tennyson, and Russ Sweezey.  
Also present were Mary and Archie Hanson, Tom Wolfe, Jane Dillard, Julie Roger, Steve Glass
- II. **Minutes of the Previous Meeting:**  
Russ corrected last paragraph. Fred made a motion to accept minutes of last meeting as amended. Jerry Seconded. Motion was approved.
- III. **Treasurer's Report:**  
Russ presented the First Quarter Budget/Actuals. He will be sending annual assessment invoices that will include unpaid snow accounts.  
Motion: Jerry moved, Fred seconded - approved
- IV. **Ranch Manager's Report:**
  1. Archie said that major improvements have been made so that irrigation water is available to everyone for cost. Current users are Hansons, Rogers, and Smiths.
  2. Lange's house is in escrow & sold for \$500+. Three families related to the Sadlers and McBrides are buying into it. Mike will get a copy of the file from the realtor.
  3. No planting or cattle in 2015. There's a question about whether Al Heaton will plant in the fall for cattle next year. Mike contacted Al Heaton to confirm, and was informed that there will be planting in the fall 2015 and cattle will be on the ranch in spring 2016.
  4. We are ready to take care of road issues as they arise.
- V. **Old or Continuing Business:**  
Mike reviewed the Connelly violation issue and the need to address CC&R revisions.  
Archie commented on how to proceed. He feels that the Connelly issue has passed the opportunity to do anything.  
Steve Glass and Jerry disagreed and wish to proceed.
- VI. **New Business:**

**1. Review and possible adoption of "Policy Statement"--- in accordance with Section 3 of House Bill 08-1135**

Russ explained that in order to proceed with any action concerning the Connelly violations, the HOA must first adopt a Covenant Violation Hearing Policy. Russ provided a copy of such outlining procedures for conducting hearings for violations of the Association's governing documents.

Jerry moved to accept the Policy Statement, Peggy seconded. The motion passed and is effective as of May 16, 2015.

**2. Arbitration vs Mediation** - Mike & Steve discussed the definition. Steve requested that all communication from the lawyer be made available to him - all letters and emails.

Russ presented a letter from the lawyer regarding how the HOA can proceed with a lawsuit.

No decision was made on whether to pursue arbitration or mediation.

**3. Appointment of committee to review and make recommendations regarding CC&R's**

Recommendation for committee members: Fred Watson, Russ Sweezey, Julie Rogers, Jane Dillard, Steve Glass, Peggy ex-officio as secretary

**4. Approval of request to purchase up-dated equipment for Maintenance of entrance "gardens:" -- Julie Rogers**

Tom and Julie are requesting money for putting in a drip line and purchasing three trees, and acquiring a backhoe and mowing on the north-side entrance. Russ moved to approve requested money, Fred seconded. Motion passed

**vii. Adjourn: Jerry moved, Fred seconded - approved. 11:30 am**