

Minutes

Indian Camp Ranch Homeowners Association Board of Directors - Second Quarterly Meeting Saturday June 27, 2015 at Shiloh's

I. Roll Call: 10:00 am

Present: Board members Mike Kistler, Jerry Smith, Peggy Tennyson, and Russ Sweezey. Absent: Fred Watson

Also present: Mary and Archie Hanson, Jane Dillard, Jeff Connelly, Warren Lowe, Curt and Nancy Mangan, Hal and Agatha Shepherd

II. Minutes of the Previous Meeting:

Jerry made a motion to accept minutes of last meeting. Russ Seconded. Motion was approved.

III. Treasurer's Report:

Russ reported that most Annual Assessments have been paid.

Motion to accept treasurer's report: Jerry moved, Peggy seconded - approved

IV. Ranch Manager's Report

- Archie reported that all is good. Rocks are being picked up to clear the fields for Al Heaton. The rocks are dumped on Hanson's property. The rocks are available to property owners. Please contact Archie for details.
- The Lange house has been cleaned up and the new owners are Scott & Jody Bryan, Chris Sadler and one other family. Double C Note is the name on their property sign.
- The irrigation water line has water shares available.
- Archie asserted that he will not be around forever and is concerned about how to continue to employ Rick for the next twenty years. He asked the board to consider addressing this issue.
- Discussion of fire control ensued. Archie asked that anyone who reports fire to go to the entrance to guide the trucks to the fire. In case someone sees a fire in the BLM, Russ will put the phone numbers of the BLM on the website. Rick also has keys to most houses for those who have signed up in order to facilitate handling property needs.

V. Old or Continuing Business:

Connelly CC&R Violation Issue:

- a. question 1st priority---establish precedent etc

Russ expressed that the Connellys currently have fines amounting to \$675 for CC&R violations. These will be considered after a hearing. Hearings can be conducted by the Board or an unbiased mediator.

Options - drop the issue or set up a hearing (can only be a few people - hearing mediator, complainants and Jeff Connelly or his representative)

Russ announced that the new property owner disclosure form has been created.

Hal commented that he is glad to see a committee has been formed to revisit the CC&Rs. He also wants the hearing to be held to complete this issue.

Jane was concerned that her name is on the committee but she has not been contacted. Russ commented that no meeting has yet occurred. He has agreed to lead that committee.

Curt thanked the board for proceeding. He stated that he is very angry that the CC&Rs are not strong enough to resolve violations.

Warren is glad CC&Rs are being amended.

Jeff claimed that his land has been trespassed on and actions will be taken if this occurs again.

Curt responded that he wants Jeff to admit to being in violation of CC&Rs.

Archie stated that he hopes Jeff will move off the ranch.

b. question 2nd priority-----inspection/hearing
Jerry has moved that we proceed with an inspection and hearing. Russ seconded and stated that it must be held at the next regularly scheduled meeting in September. Motion passed.

VI. New Business:

1. Board/HOA Meetings - Schedules and Procedures

- a. Proxies -- mid-August letters will be sent out requesting proxies and asking for notice of anyone interested in running for office
- b. Third Quarter Board meeting will be held September 12, 2015 at 10:00 am at Shiloh's Restaurant
 - i. The agenda for annual meeting on 10/10 at Crow Canyon will be set
 - ii. A schedule for quarterly meetings for calendar year 2016 will be set
- c. E-mail notification of meetings will be sent to all homeowners

VII. Adjourn: 11:15 am.