

## Minutes

### Indian Camp Ranch Homeowners Association Board of Directors - Third Quarterly Meeting Saturday September 19, 2015 at Shiloh's

#### Roll Call

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

Also present: Mary and Archie Hanson, Jane Dillard, Jeff and Julie Connelly, Curt Mangan, Stephen Glass, Ginny Kistler, Laura Watkins, Porter Stone, Melinda Burdette, Tom Wolf and Guest: Rae Randolph

#### I. Hearing: 10:00 am

Attorney Rae Randolph - Moderator introduced herself and asked if Jeff was present. Jeff disrupted the Moderator and loudly refused to allow her to start the proceedings.

Ms. Randolph continued with asking the HOA Board representatives to present their witness. (See Statement of Hearing document)

Jeff and Julie stormed out saying they will see us in court and that this proceeding was a kangaroo court.

Fred continued with the Sequence of Events. (See Sequence of Events document)

Questions from Moderator:

What happened with the trespassing charge by Jeff Connelly to Fred and Mike? - *No action was opened by the court.*

What does the Indian Camp Ranch approve of for permanent housing? *Mary Hanson addressed this by describing houses on the Ranch.*

Ms. Randolph inquired about whether the Connelys knew of this Hearing since they claimed no knowledge of what the meeting entailed. *A letter signed by Julie Connelly requesting the Hearing was presented, and Mike Kistler reported on recent events concerning the Connelys removing the meeting announcements from the community announcement box at the mailboxes.*

Hearing Adjourned at 11:10 am

Ms. Randolph moved from the Hearing to giving advice. We have opportunities to proceed with many options legally. She suggested that the HOA could go to court with an Injunctive Relief or Civil Action to compel Connelys to comply with the CC&Rs.

Mike asked about the cost of proceeding to court. Ms. Randolph addressed this and suggested that the cost of a lawyer and court costs would be about \$5,000-\$20,000.

## **II. New Business:**

Due to time restraints, the regular Board meeting moved directly to new business to consult with the lawyer. Board Business was postponed and will be conducted at the annual meeting on October 10, 2015. The agenda for the annual meeting will be determined via email.

Consultation with Rae Randolph. She suggested that we retain a good lawyer. She inquired about HOA insurance. Russ responded that we do have liability. Ms. Randolph will look into it for us. She would charge \$250 per hour. Russ said our assessment is \$1,000 a year per property totaling \$31,000. For \$2500 we can have her on retainer.

A motion was made by Fred to retain Ms. Rae Randolph as the HOA attorney. Russ seconded. It passed. Ms. Randolph provided a contract and Russ gave her a retainer of \$2500.

Russ will look through our insurance policy to see if they will cover the cost of an attorney.

She suggested we add new restrictions to our CC&Rs.

**Adjourn: 12:00 pm.**