

INDIAN CAMP RANCH

HOMEOWNERS ASSOCIATION

MINUTES

BOARD OF DIRECTORS 2016 FOURTH QUARTERLY MEETING THURSDAY, OCTOBER 6, 2016 Cortez Cultural Center at 10:00 am

I. Roll Call: Called to order at 10:00 am

Present: Peggy Tennyson, Russ Sweezey, Fred Watson, Warren Lowe, Dick Blake

II. Approval of Agenda/changes and additions: Fred added the Extension of the Agricultural contract with Al Heaton to the Ranch Manager's report.

Warren moved to approve the agenda. Dick seconded. Approved

III. Minutes of July 2nd quarterly meeting:

Russ moved to approve the minutes. Warren seconded. Approved

IV. Treasurer's Report:

Russ presented 3rd quarter budget. Weed control has been the largest extra expense. Overall, we're in good shape. A question about the electric expense was raised. A discussion about using solar lights ensued. A motion was made to replace the bulbs with LED at this time with future research and discussion of installing a solar panel.

Peggy moved to approve the report. Warren seconded. Motion approved.

V. Ranch Manager's Report: In Archie's absence....

Fred commented that the Agricultural contract with Al Heaton was approved to be extended. Fred spoke with Al about spraying weeds on the ranch. Al said we could save a lot of money by having him take care of the weeds for us. The Board discussed the increased cost of having the hired help pulling the weeds on the sides of the roads. This item will be considered at a future meeting.

Dick Blake reported that lot #17 was sold to Leslie Masson. Currently, there is no plan to build on the property.

VI. Old/Continuing Business:

- **Extension of Variance on Parcel I, and discussion of strategy**
In light of the fact that the Connellys have put Parcel 1 on the market, Dick offered to write a draft letter to the Connellys to be sent in January.

- **Non Payment of HOA Dues and Proposed actions**
Warren moved to continue with the assessment fines for Lot #3. Dick seconded. Motion was approved.

VII. New Business:

- **Agenda for annual ICRHOA members meeting**
 - Update on Brace's Vehicle Storage Yard
 - Update on Parcel 1
 - Delinquent dues report
 - Update on CC&R rewrite

- **Election preparation for HOA Board Members**
The secretary generally handles the election proceedings. Since Peggy will be on the slate, she will ask two other members to count ballots.

- **Cancel November meeting**
Warren moved that we cancel the November meeting and have the first quarterly meeting in January. Russ seconded. Motion Passed.

VIII. Adjourn: 11:55 am

Warren moved to adjourn. Russ seconded. Motion Passed.