

INDIAN CAMP RANCH

HOMEOWNERS ASSOCIATION

MINUTES

BOARD OF DIRECTORS 2016 FIRST QUARTERLY MEETING

Saturday, January 16, 2016

Cortez Cultural Center at 10:00 am

I. Roll Call: 10:00 am

Present: Peggy Tennyson, Fred Watson, Russ Sweezey, Dick Blake, Mike Kistler, Ginny Kistler, Mary & Archie Hanson, Debra Miller (Crow Canyon Director of Campus Services)

Guests: Rick Duran

Absent: Warren Lowe

II. Approval of Agenda

III. Minutes of the Previous Quarterly Meeting:

Minutes of September Board Meeting and Special Meeting of November were read by Peggy. Russ moved to accept minutes. Dick seconded. Minutes were approved.

IV. Treasurer's Report:

Russ reported that we did not spend everything we expected to spend, so there is extra money for snow plowing.

Dick moved to accept. Peggy Seconded. Treasurer's report is approved.

V. Ranch Manager's Report:

Archie reported on expenses and activities on the roads and weed control. Have not gone over budget on anything.

Rick has worked many overtime hours to keep the roads & drives cleared. He is suggesting that the price be reduced to \$25 per plowing from \$35 to increase the number of plows to 6 to keep the drives plowed after each snowfall for a total of \$150 a season.

Peggy moved to accept Rick's proposal. Dick seconded. Motion passed.

VI. Unfinished Business:

The board received a conciliatory letter from the Connellys which was presented to the lawyer. She recommended that we accept their proposal. She drafted a letter that gave a temporary variance until June 1, 2016 which was revised and approved by the board and was sent to the Connellys in December. They signed the agreement and returned it to Peggy in December.

Fred reported on an informal meeting he had with Jeff Connelly at the Connelly house that is under construction. Fred saw progress in the house.

VII. New Business:

- Disclosure Statement Update

Adding the paragraph: *PRIOR TO THE CONSTRUCTION OF A PERMANENT RESIDENCE, NOTHING SHALL BE PLACED OR ALLOWED TO REMAIN ON THE PROPERTY WITHOUT PRIOR APPROVAL OF THE BOARD OF DIRECTORS.*

Dick moved that we accept the Disclosure Statement addition of #6 on the Cooperating with Sellers in Disclosure of Information document. Russ seconded. Motion was approved. The revised document will be posted on the association website.

- 2016 Budget

Dick bought the water rights from the Hansons. There are taps available to 6 lots. It includes filling the ponds for the cattle. Dick is suggesting that he will bill the ICR HOA for \$300 for this service. This action does not need board approval.

Dick moved to approve the 2016 Budget. Peggy seconded. It passed.

VIII. Adjourned: 11:47

Russ moved to adjourn. Dick seconded. Motion passed.