

# INDIAN CAMP RANCH

HOMEOWNERS ASSOCIATION

## MINUTES

### BOARD OF DIRECTORS 2016 SECOND QUARTERLY MEETING

Saturday, April 2, 2016

Cortez Cultural Center at 10:00 am

- I. **Roll Call: 10:03 called to order**  
Present: Peggy Tennyson, Russ Sweezey, Dick Blake, Fred Watson, Warren Lowe, Archie Hanson, Mary Hanson, Hal Shepherd, Lisa Mueller, Jerry Mueller
- II. **Agenda Approval:** Dick made a motion to approve the agenda. Warren seconded. It passed.
- III. **Minutes of the Previous Quarterly Meeting:**  
Peggy read the minutes. Warren proposed to add the lawyer's name. Dick moved to accept revised minutes and Russ seconded. Motion passed.
- IV. **Treasurer's Report:**  
Russ explained the snow plowing expenses which went over budget. Warren moved to approve the treasurer's report. Russ seconded. The motion passed.
- V. **Ranch Manager's Report:**  
Because some gravel was brought in last year for two areas, and Rick was able to pull gravel up from the roadsides for the rest of the roads, the roads are now in good condition. No big expenses are expected.  
Al Heaton will not be bringing in the cows this summer because he expects the crop to be profitable. His contract expires this year. No increase will be proposed to renew the contract.

**VI. Old or Continuing Business:**

- A committee was formed to review the CC&R's. Hal questioned if he could attend when meetings are planned. He is concerned about requirements for any new buildings on empty lots. Russ commented that it was addressed last meeting in the Disclosure Statement. Hal said he wants the committee to look into building standards for any new housing. A discussion ensued. Hal asked if the HOA can be updated on the progress.
- Discussion ensued for the CC&R committee to be reconstituted to clarify the changes/additions that have been proposed and or approved by the board as recommended by various lawyers. Warren moved that the committee be revived. Dick seconded. Motion passed.

**VII. New Business:**

- Non-payment of Assessments - Two people have not paid their assessments - James North, and Steve Glass. Late penalties have been assessed. Dick moved that we delay action except for the regular penalties. Peggy seconded. Motion passed.
- There has been a Request for Easement through the North and the Mangan properties. Dick moved that we respectfully decline the easement request. Warren seconded. Motion passed.
- Russ displayed the redesign of the ICR HOA website.

**VIII. Adjourn:** Warren moved to adjourn. Dick seconded. We adjourned at 11:26 am.