

INDIAN CAMP RANCH

HOMEOWNERS ASSOCIATION

MINUTES

BOARD OF DIRECTORS 2016 THIRD QUARTERLY MEETING

Saturday, July 2, 2016

Cortez Cultural Center at 10:00 am

- I. **Roll Call: 10:00 called to order**
Present: Peggy Tennyson, Russ Sweezey, Fred Watson, Warren Lowe, Dick Blake, Laura Watson, Tom Wolf, Archie Hanson, Mary Hanson
- II. **Agenda Approval:** Peggy added to New Business a proposal from Lee Bergman to chip seal certain areas of ICR roads. Dick moved to approve the agenda. Russ Seconded. It passed.
- III. **Minutes of the Previous Quarterly Meeting:**
Warren moved to accept the minutes of the last meeting.
Dick seconded
Motion passed
- IV. **Treasurer's Report:**
Russ presented 2nd quarter budget. He said we are in very good shape financially. Three assessments have not yet been paid. Archie had North's new contact information for Russ.
Dick moved to accept Treasurer's report
Warren Seconded
Motion passed
- V. **Ranch Manager's Report:**
Everything is under control. Weeds are being taken care of. No problems at the moment.
- VI. **Old or Continuing Business:**
 - **Extension of Variance on Parcel 1 for Connelys**

Dick wrote a letter on behalf of the board to the Connellys that was edited and approved by the Board to grant them an extension to remove their temporary trailer residence until December 1, 2016. The Connellys are up-to-date on all payments for assessments.

Dick moved to send the letter to the Connellys to give an extension until December 1, 2016.

Warren seconded

Motion passed

- **Non-payment of HOA Dues**

Archie has spoken to Jim North concerning overdue assessments. North has been notified and has reportedly agreed to send a check for past due and current dues.

Steve Glass returned the last two invoices with no payment but with written comments. Board members were given copies of both. One of the comments was about the “thousands of dollars” that have been spent on CC&R Compliance. In 2014 the HOA spent a total of \$206.40 for postage, certified letters, process servers, and a review of our CC&Rs by Hindman & Sanchez. In 2015 the HOA board hired an attorney and gave her a retainer of \$2,500 for any matter the board may deem necessary that needs legal advice. These amounts are clearly stated on both the 2014 and 2015 Year End budgets that have been posted on the website financials page. Russ will contact our attorney next week to determine how much of that retainer, if any, has been spent to date and will report back at the next regularly scheduled board meeting.

Late notice invoices, including applicable late charges and interest have been mailed to both the Norths and the Glasses, but no payment has yet been received. It was noted that under the ICRHOA Bylaws Section 5.05 (Nonpayment of Dues or Assessments) it states that “Members that fail to pay dues or assessments when they become due shall, sixty days thereafter, automatically lose their right to vote until such time as all arrears dues and assessments are paid.” For any assessments that are still delinquent after July 10, a late notice will again be sent.

Russ said that per our governing documents, we have two options:

1. Continue to accrue interest on overdue fees with notices sent
2. Cite those in arrears for a CC&R violation, which accrues greater financial penalties.

Warren moved to allow all late charges and interest to continue to accumulate until the next board meeting for those in arrears. If Glasses and Norths have not paid by the next meeting, we will consider applying CC&R violation penalties and/or other means necessary to collect unpaid assessments, late charges and interest charges.

Dick seconded.

Motion passed

- **CC&R Revision Update**

Russ reported that we need to complete some current issues before we tackle the CC&Rs. We agreed to table the revisions at this time.

VII. New Business:

- **Update on Brace's Application to Planning Commission for Vehicle storage yard on their property**

Fred reported that a committee from the Planning and Zoning Commission met with the Braces at their property, and the committee decided that it is too expensive to move the business to the back of the property. The committee is expected to make this announcement at the next meeting on July 14. Everyone from ICR is encouraged to attend the July 14 to protest this decision. The Board will continue to do whatever it can to keep the entrance to Indian Camp Ranch beautiful and to mitigate the effects of the unsightly business. Fred and Russ will attend the meeting on behalf of the board.

- **Weed Control on the Ranch**

Laura wants permission from the Board to apply for a grant for 50% on chemicals and seeds.

Warren moved that the Board authorize Laura Watson to complete the application for a grant up to \$2,000 for weed control.

Peggy seconded

Motion passed

- **Location for October 2016 HOA Annual Meeting**

The date is Saturday, October 8 at 10:00. Mary Hanson will contact Debra Miller to reserve Crow Canyon for the ICR Annual Meeting.

- **Proposal to add Chip Seal for some Roads**

Dick suggested putting in chip seal in the two ICR entrances; see how it goes and consider other places in the future if indicated.

Warren moved that the board obtain bids on putting in chip seal in the ICR entrances.

Russ seconded

Motion passed

Discussion ensued for Archie to get together with Lee Bergman, who proposed this item, to explore costs, maintenance, etc.

VIII. Adjourn: Warren moved to adjourn. Dick seconded. Meeting adjourned at 12 Noon.