

INDIAN CAMP RANCH

HOMEOWNERS ASSOCIATION

MINUTES

BOARD OF DIRECTORS 2017 QUARTERLY MEETING

Thursday, December 7, 2017

Blake Residence at 10:00 am

I. Roll Call:

Present at the meeting: Peggy Tennyson, Russ Sweezey, Fred Watson, Warren Lowe, Dick Blake, Dick Sadler, Tom Wolf, Arleen Blake.

The meeting was called to order by President Fred Watson at 10:02 am.

II. Approval of Agenda/changes and additions:

Dick Blake moved to approve the agenda as posted. Russ seconded. The agenda was approved.

III. Minutes of August 5 quarterly and November 5 special meetings:

The minutes have been posted on the website since shortly after the meetings. Russ moved to accept the minutes of both meetings as posted. Dick seconded. The minutes were unanimously approved.

IV. Treasurer's Report:

Our expenses are much more than budgeted for the year mostly due to approximately \$20,000 total spent on grading the roads and adding gravel to all roads, which hadn't been done for several years. Another budget overage is due to equipment use. Russ commented that this has been the learning year for equipment use costs. Since this was the first year, we had no idea how much it might actually total by the end of the year. We will be better able to budget our expenses for equipment use for next year and beyond based on this year's total.

No other expense item was way out of line with the budget. Our total assets are \$28,622.12, but that will increase once the December assessments are

paid. Russ will hand out assessment letters, invoices and snow account forms at the Annual Meeting.

Dick moved to approve the report. Warren seconded. The treasure's report was approved.

V. Ranch Forman's Report:

Dick and Rick Duran met to create Rick's report and Dick will present it at the Annual Meeting on December 9th.

VI. Old or Continuing business

1. Review the revised CC&Rs

A discussion began on the changes in the revised CC&Rs. The committee has spent a lot of hours working on the revisions, and then engaged the law firm of HindmanSanchez to write the final version to ensure that it will comply with all of the existing Colorado HOA laws. They also added other sections that are required or suggested by law to be included within the document.

As chair of the committee, Warren will lead a discussion of the revised CC&Rs at the Annual Meeting. The revised declaration cannot be voted on at this meeting, Colorado law requires that the members must be a minimum of 10 days to review it before a vote can be taken. A special meeting date will be set by membership at the Annual Meeting to vote on the proposed amendments.

Warren moved that the Board approve the proposed amendments to be emailed to all of the membership and presented for discussion to the Membership at the Annual Meeting on December 9, 2017. Russ seconded. The motion was unanimously approved.

Warren moved that the revised CC&Rs should be emailed to the membership today and that it will also be posted on the website. Dick seconded. Russ volunteered to do both after the meeting is adjourned. The motion was unanimously approved.

2. Decide next step to collect delinquent HOA dues on parcel 3.

The current delinquent amount is \$2,576.10 including all late charges and interest amounts as stated in our governing documents and our Collection Policy. A final delinquency notice was mailed to the owners of Parcel #3 on November 6, 2017 with a 30-day period to cure the delinquency. We are now past the 30-day period with no response or payment from the parcel owners. Per the collection policy, the next step is to turn it over for collection.

Dick moved that we proceed with turning over the delinquent assessments to a HindmanSanchez for collection. Warren seconded. Approved.

VII. New business

1. Discuss putting HindmanSanchez on retainer.

The retainer would cost \$2,940 per year which includes having one of their attorneys attend a meeting and unlimited 30-minute calls. Other services would be also charged at a reduced rate. The benefits of having a lawyer on retainer versus waiting until there is a need were discussed and it was then agreed that it would be a good idea to have a law firm on retainer as other issues might arise in the future that could need legal advice.

Warren moved that the Board put HindmanSanchez on retainer for the cost of \$2,940. Peggy seconded. Approved by Four Yeas with one Nay.

2. Election of 3 board members at the annual meeting.

The three existing Board members (Dick Blake, Russ Sweezey, and Warren Lowe) have indicated that they would like to continue serving on the board if elected. Hal Shepherd and Tom Wolf have also asked to be added to the slate.

3. Review agenda for annual members meeting

No changes to agenda were proposed. It has been posted on the website.

Warren moved to approve the agenda for the Annual Meeting. Dick seconded. Unanimously approved

Warren moved to adjourn the meeting. Peggy seconded. Approved. The meeting was adjourned at 11:43 pm.