

INDIAN CAMP RANCH

HOMEOWNERS ASSOCIATION

MINUTES

BOARD OF DIRECTORS 2017 FIRST QUARTERLY MEETING

Saturday, February 4, 2017

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, Dick Sadler, Karen Kristin, Tom Wolf, Hal Shepherd, Mike Kistler, Steve Roger
Guest: Rick Duran
- II. Approval of Agenda/changes and additions:
Hal requested to add a discussion about BLM access.
Karen requested to add a discussion about rental of houses and
Steve requested discussion of road maintenance & signage.
Dick moved to approve the agenda as changed. Russ seconded.
Approved
- III. Minutes of October, 4th quarterly meeting:
Dick moved to accept the minutes. Warren seconded. Approved.
- IV. Treasurer's Report:
Russ presented the 2016 Year End Budget Report listing all the expenses and income for the past year. There was nothing out of the ordinary in our expenses. We paid an additional \$525 to our attorney for expenses beyond the \$2,500 retainer she received in 2015.
Peggy moved to approve the report. Warren seconded.
Approved
- 2017 Budget
Dick Blake will add water in the pond for the cattle. This will add a \$500 expense to the budget.
Warren moved to approve the budget with the \$500 added. Dick seconded. Approved.

IV. Ranch Manager's Report:

Some roads are muddy, but they have all been plowed and are drying out. Rick discussed how he intends to deal with the roads once they are dry. The board agreed with his plan of action.

V. Old/Continuing Business:

- **Extension of Variance on Parcel 1 and discussion of strategy**
Dick Blake read a copy of the letter that was sent to the Connellys to extend their variance to June 2017.
- **Resolution to approve Crow Canyon Extension.** Dick moved that we accept the extension. Warren seconded. Approved.
- **Parcel 3 nonpayment of HOA dues and proposed actions:**
Discussion about the options available to the board concerning Glass's non-payment. The Colorado Common Interest Ownership Act (CCIOA) gives the board the authority to place a lien on the Glass property for unpaid assessments. The Board decided not to pursue that at this time, but will seriously consider it at the next meeting if the assessment continues to be unpaid. Dick moved that we let the assessments continue at 18% on the delinquent assessment. Warren seconded. Approved.
- **CC&R rewrite/ clean up**
Russ presented up a very rough draft of a CC&R revision. The main changes are:
 - Removal of the Declarant
 - Clarify the language of the document to bring it up to date.
 - Suggestion to look at other sections to bring them up to date.

When we have a working version of a CC&R revision, it will be posted on the website for comments. Changes to the CC&R's will be voted on at the 2017 Annual Meeting.

VII. New Business:

- **New Ranch Manager selection; compensation details, responsibilities, reporting guidelines, equipment storage**
 - There will not be a "Ranch Manager" but instead be called the "Ranch Foreman". The Board discussed hiring Rick

Duran as an Independent Contractor on the Ranch for 16 hours per week at his current rate. He would be required to submit detailed weekly invoices of the hours worked and any other expenses that need reimbursement. Rick will provide a copy of his insurance to be approved by the Board. Rick will consult with Fred on a weekly basis to discuss the needs of the Ranch.

Warren moved to hire Rick Duran as an Independent Contractor to fulfill the position of Ranch Forman. Dick Seconded.

Approved.

- Access to BLM property
 - Hal Shepherd brought up the question of how we might be able to have an additional access gate to the BLM property from Indian Camp Ranch.
- Use of motorized vehicles on bridal trails
 - The use of motorized vehicles on the easements/bridal trails will be put on the agenda for next meeting.
- Homeowners' desire to be able to rent their guest house.
 - Discussion of this will be put on the agenda for next meeting.
- Roads & Signage
 - Roads may need to be graded and more gravel added. Rick will assess after he cleans up the roads from the winter months and contact Will Sanchez to give us a bid on the grading if necessary.

VIII. Adjourn: 12:15

Warren moved to adjourn. Dick seconded. Motion passed.