

INDIAN CAMP RANCH

HOMEOWNERS ASSOCIATION

MINUTES

BOARD OF DIRECTORS 2017 SECOND QUARTERLY MEETING

Saturday, August 5, 2017

Bergman/Tennyson Residence at 10:00 am

I. Roll Call:

Present: Peggy Tennyson, Russ Sweezey, Fred Watson, Warren Lowe, Dick Blake, Dick Sadler, Hal Shepherd, Mike Kistler, John & LeeAnn Pearsall, Jerry & Lisa Mueller, Tammy Smith

Guests: Rick Duran, Diane Arkenstone (for Mary Hanson)

II. Approval of Agenda/changes and additions:

Warren moved to approve the agenda. Russ seconded. Approved

III. Minutes of February 4th quarterly meeting:

Dick moved to accept the minutes. Warren seconded. Approved.

IV. Treasurer's Report:

Russ went through Income and Expenses explaining overages and minuses. We have good assets with \$55,791.28 in our account.

Dick moved to approve the report. Warren seconded. Approved

V. Ranch Manager's Report:

Rick Duran reported that signage needs to be changed on Parcel 17 and Parcel 1, and if there are others, he'd like to do them at the same time. A discussion ensued concerning the signage contents. All agreed to leave signs as is.

Weeds have been controlled along the roadways.

Road maintenance has been fairly successful. A few culverts needed cleaning and were taken care of. Rick dragged the roads after the winter snows. There is a plan to bring in additional road base.

Spraying ponds for mosquitos will be taken care of soon by the county. Rock walls are also on Rick's agenda for repair.

Warren made a motion to proceed with grading and additional gravel this fall pending bids that Rick will get and further discussion of the Board. Dick seconded. Motion passed.

VI. Old/Continuing Business:

- **Parcel 1 Board Action** - Fred reported on the actions taken for the Connellys. The Parcel has now been sold.
- **Next step to collect Parcel 3 two-year delinquent HOA dues** - Fred reported that the Association has a statutory lien on Parcel 3. The owners have not communicated a reason for not paying. Dick made a motion for the Board to go into an executive session at the conclusion of the agenda to discuss this matter. Warren seconded. Motion passed.
- **Review CC&R modifications** - Fred reported on the changes that the Board is proposing. The Board has drafted a document on the Residence Rental Rule. Modifications to the CC&R's will be sent to all voting HOA members prior to the Annual meeting for review. A discussion ensued by the people in attendance. Warren moved that a questionnaire be sent to homeowners regarding rental properties, motorized vehicles and maintaining the bridle trails. Dick seconded. Motion Passed. The results will be included in the discussion at the Annual Meeting.

VII. New Business:

- **October Annual Meeting:** The Location and date has not been set. Terms of Board members Dick, Russ and Warren will be up for re-election.

VIII. Adjourn:

Meeting was adjourned at 12:30 pm for lunch prior to the executive session.

Meeting reconvened at 1:30 pm at Lowe's residence.

The executive session was held to determine a plan of action on the non-payment of dues from Parcel 3.

Dick moved to adjourn. seconded. Motion passed.
Executive Session adjourned at 2:15 pm.