

INDIAN CAMP RANCH

HOMEOWNERS ASSOCIATION

MINUTES

BOARD OF DIRECTORS MEETING AUGUST 4, 2018

ICR Board Meeting and Owners Forum Minutes: 8/4/18

Owners' Forum

Board Members Present: Fred Watson, Warren, Dick Blake, Russ Sweezey, Tom Wolf

HOA Members Present: Mary Hanson, Karen Kristin, Jim North, Steve & Julie Roger, Dick Sadler, Arleen Blake, Jane Dillard

Guests: Diane Arkenstone, Al Heaton

Al Heaton came to discuss the feasibility of planting range grasses versus the current practice of planting winter wheat.

The Conservation Stewardship Program is administered by a federal agency, the Natural Resources Conservation Service. CSP would allow the farmable land at ICR to begin to function as a grass bank. Al Heaton would change his operation to grow pasture grasses instead of winter wheat. Grass Bank is better for ICR, because when and if Al Heaton is no longer available, we would have an easier time finding other partners in the agriculture industry. What's in demand in Montezuma County is spring pasture, which ICR could eventually provide.

ICR could start the program this fall. Ideally, all ICR landowners would agree to join in the program with Al as operator. We'd plant for first time in a year. By end of this October, we must have the applications submitted. Only those within the 400 or so acres of ag land would absolutely have to apply for the grant, which is \$200/acre. So the beginning grant would be approximately \$80,000. Planting would occur in the fall of 2019. The land could only be grazed after two growing years, since grazing cows earlier than that might damage the roots of the new grasses.

Dick Blake: "Does the \$80k cover it all?" Al Heaton: "No it's about 2/3 of what's needed, but the other \$20k will go to get us through the whole period of establishing the grass bank. We need a deep base of moisture." The money will come to Al Heaton as operator from the NRCS, and then he would reimburse ICR.

Al Heaton recommends that we not amend our current lease with him, but instead draw up a separate agreement. Payment depends on practice not success. If our first grass bank fails, we can reapply for another try.

ICR will have to put up \$36k to start. This would be paid in installment, depending on Al's costs. After first year, Al Heaton will have to mow some weeds. Weeds compete for moisture with grasses. We can't spray. Problem will be annual weeds, but eventually the grass will outcompete them. If we get Sept-Oct rains, then we'll be ok to start the grass bank.

Jim Farrier has participated successfully in the grass bank program at Dove Creek. Jim has volunteered to recruit the ICR owners who have arable land. There are 18 farmable lots. Landowners can grant power of attorney. However, it would be better if all of ICR signs up, because then Al Heaton can get crop insurance and/or drought aid. Jim Farrier will be at ICR fulltime after August. He'll put together a sales pitch for ICR landowners.

Russ Sweezey: "We have \$40k now, so we could cover this in operating funds budget."

Formal Board Meeting opens: 11:00

Agenda approved with addition of last board minutes. Dick moves approval and Russ seconds. Accepted.

Treasurer's Report: all dues are paid and on time. Warren moves approval and Dick seconds. Accepted.

Ranch report: Dick Blake—weed control, speed signs, dead trees. No need for more gravel this year.

Archaeology Policy for ICR: Jane Dillard (committee member): Bill Lipe helped us. He is the most eminent of southwestern archaeologists today. Warren moved and Dick seconded. Accepted.

Hardship Lease Applications: Warren presented a draft of policy and procedures. Minimum lease if approved by Board would be 6 months. Maximum lease would be 12 months, but a landowner could reapply. Renters cannot sublease and must follow all provisions of CC&R's.

Owner is responsible for renter's actions. Applications will be considered at the next regular board meeting following submission. Dick moves and Russ seconds. Accepted.

Conduct of Meeting Policy: postponed to a future email vote.

Motion to proceed on CSP application and additional farm lease. Warren moves and Dick seconds. Accepted.

Adjourn: 11:38. Warren moves and Dick seconds. Accepted.

The ICR Annual Meeting will be Dec. 8 at Crow Canyon. The next board meeting will be Dec 6.