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AL HEATON, *Ranch Foreman*

INDIAN CAMP RANCH

HOMEOWNERS ASSOCIATION

10:00 am Owners Forum: No member input. Attendees: Lee Bergman & Peggy Tennyson, Mary Hanson, Karen Kristin, Mike Kistler, Jane Dillard, Dick Sadler, Melia Snyder & Gregory Walton, Melinda Burdette. Al Heaton also present.

BOARD MEETING

President Fred Watson convened meeting at 10:05 am. Board members present: Dick Blake, Warren Lowe, Russ Sweezey, Tom Wolf

Treasurer's Report: Warren moved to accept and Dick seconded. Unanimously accepted.

Ranch Manager's Report: No formal report, given the recent death of the late and lamented Rick Duran

Ranch Foreman: Al Heaton expressed interest in assuming position. After discussion, a motion was made by Warren and seconded by Dick to hire Al for \$300/month. The motion was unanimously approved. Al has farmed ICR for years, and he has other skills that will serve us well. We are relieved that he has stepped forward, and we look forward to working with him.

Road maintenance: As soon as moisture conditions improve, Al will work on the roads. He thinks there is a better way to maintain them than our previous practice of dragging.

Weeds: Southwest Weed Control will spray right up to front side of walls. Montezuma County reimburses the ICRHOA for 50% of the cost of the chemicals. Owners wishing to opt out or make other spray requests should contact Al Heaton directly.

Cattle trail: Trespass motorcycles have been entering the ranch via the cattle trail. Because it is a dedicated access, we would have to go through an elaborate governmental process to have the cattle trail formally abandoned and closed. Motion by Warren and second by Dick to monitor situation. Accepted unanimously.

Rock wall repair: Each owner is responsible for maintaining rock walls in good condition. Common walls at the ICR entrances will be maintained by Al Heaton and his assistant, Shad.

Burn pile: Motion by Warren and seconded by Dick to change burn pile location. The location has changed to the pond area on Lot 29. At the corner of Mary's Path and Duckfoot, turn toward the Sweezey and Blake properties, and you will see the entrance to Lot 29. Burn policy: if owners wish to burn on their property, they should check in advance with County fire officials about conditions. However, individual burning is discouraged. Motion passed.

Snow removal on ranch roads: Al Heaton will do these common roads. Members will be notified before snowfall of procedures.

Catch basins: Some of these Archie Hanson inherited when he developed ICR. Some he put in himself. There are about 23 on the ranch. The HOA would need a CC&R change in order to assume responsibility for maintenance to avoid blowouts and enhance wildlife and aesthetics. Al Heaton will identify which ones need work. Meanwhile, individual owners are responsible for maintenance to avoid blowouts. Al Heaton and Mary Hanson will work to get Mary's well going--Wanda pond is on a spring, but it appears to need supplemental water. The willow on the south side of Wanda Pond is in the road easement, so Al can trim it as needed.

Lot signs and mail boxes: The Board decided to keep the address signs as they are for now but investigate substitute plywood and/or use aluminum road signs. Al will see about options. A motion by Warren and seconded by Dick was passed to develop entrance signs to replace the old sales signs with ICR signs. Dick Blake and Warren Lowe will research options.

Since the mailbox signs look sloppy, we will discuss whether to remove/replace them at the annual meeting. We will solicit member input on this issue. Warren will do this.

Ranch security: There have been recent cases of suspicious traffic on ICR roads. Discussion centered on security cameras and posting NO TRESPASSING signs. Motion by Warren and seconded by Dick approved to have Russ Sweezey research security cameras.

President Fred Watson invited everyone to attend Rick Duran's memorial ceremony after the meeting.

Adjournment at 12:15