

Indian Camp Ranch Homeowners Association

Meeting Minutes: Board of Directors Meeting

Thursday, December 5, 2019

Hanson Residence, Indian Camp Ranch

I. Roll Call

Board Members attending: Dick Blake, Warren Lowe, Russ Sweezey, and Fred Watson. Absent: Tom Wolf who is out of the country. Others attending: Ranch Foreman Al Heaton and resident Melinda Burdette. President Fred Watson called the meeting to order at 10:10 a.m. Melinda volunteered to take minutes for the Board in Tom's absence.

II. Approval of Agenda

Fred distributed the agenda. Dick requested the addition of signage at the entrances and material for the website. Warren moved to approve the agenda, Dick seconded the motion, and the motion was approved.

III. Approve Draft Minutes of August 3, 2019 Board meeting

Fred asked if there were any changes to the draft minutes. Hearing none, Russ moved to approve the minutes, Dick seconded the motion, and the motion was approved.

IV. Treasurer's Report

Russ distributed the 2019 ICRHOA Budget - 4th Quarter. He noted that the largest variance between budget and actual, amounting to an overspending of \$35,831, is in the Miscellaneous Maintenance line under General Maintenance. Approximately \$25,000 of this was a loan to Al Heaton for planting pasture grass under ICRHOA's participation in the Environmental Quality Incentive Program (EQUIP), a voluntary conservation program run by the USDA's Natural Resources Conservation Service (NRCS). This outlay, along with other miscellaneous maintenance expenses, made our budget tight this year, but we should be in good shape again in January after the dues payments are received and Al repays the loan we gave him.

Looking ahead to 2020, there was agreement that more gravel will be needed to keep the roads in good shape. Al commented that the roads are in better shape than in years past. They have a good crown and drainage, and gravel isn't needed everywhere. The cost of gravel for the entire ranch runs around \$20,000-25,000 per mile. To help manage this expense in future years, Al suggests having a schedule so gravel is added to sections of the roads on a rotating basis. Russ said he is putting together a draft 2020 budget and will include some money for gravel. Fred noted that the 2021 budget should be prepared and distributed in advance of the 2020 Annual Meeting so residents have an opportunity to review it. Fred moved to accept the 4th Quarter Budget, Warren seconded the motion, and the motion was approved.

V. Ranch Report

Al reported that all the grass seed was planted, and he submitted the paperwork to NRCS for reimbursement. The ICRHOA has paid \$24,841 to date, and he has put in \$18,919 for a total of \$43,760. He expects to receive a reimbursement payment of \$42,648 this month and will turn over to ICRHOA the amount he borrowed to help cover his outright expenses. He hopes for good moisture this winter. The grass won't germinate until the ground warms up in the spring. Residents should expect a bad year for weeds due to the fact that we can't spray this first year. When the grass goes to seed next summer, Al will need to mow it. This will cost approximately \$6,000, so this expense should be included in the 2020 budget. Al noted that getting the grass established will help cut down on the expenses we have had in the past growing winter wheat. He projects that it will be at least a year and a half to establish the grass before the cattle can return; this will be in the fall of 2021 at the earliest.

Russ will add a line item in the 2020 budget for Farming Maintenance since this will be an ongoing expense.

Fred reported that he and Russ spoke with Melissa at Altitude Community Law about a snow plowing policy for residents' driveways that the Board would like to establish for the sake of clarity and questions that might arise. She sent a boilerplate policy this morning, and we will review this carefully before sending a draft back to her for comment and suggestions. For this winter, we will use the agreement as it is currently worded for residents to opt-in and send a \$150 deposit for 6 plows. Russ will include it with the December assessment invoices. As of now, Al will be using the ICRHOA's equipment to plow the roads and driveways. Al said he is open to having a third party do the plowing should the Board want to consider this, but it would be more expensive.

Fred thanked Al for his report and told him that the Board is very pleased with all he has taken on and done as Ranch Foreman this year. Dick made a motion to increase Al's compensation for work on the ranch from \$18 to \$20 per hour, effective immediately. Russ seconded the motion, and the motion was approved. Al thanked the Board and said he enjoys working with our community.

VI Proposed Increase in Annual ICRHOA Dues

Fred opened discussion about increasing dues with the reminder that, according to the CC&Rs, the membership must approve any proposed increase and this can only be done at a certain time of year—on or about the first week in October. This was historically when the annual meeting was scheduled. Now that we have our annual meeting in early December, we should amend the CC&Rs so there is flexibility about when the membership can vote on a change to the dues.

In addition to ensuring that dues keep pace with ever-rising costs and enable us to build reserves for unanticipated expenses, Dick and Warren said they would like to see more money in the coffers for maintenance and improvement projects which may be expensive. It was agreed that the next steps are to identify projects, especially those that increase the value of everyone's property, so quotes can be obtained to ballpark the expense, and we can have an idea of what to put in the budget.

At the annual meeting on Saturday, Fred will invite input on increasing dues.

VII New Signage and Website

The Board agreed earlier this year that it is time to replace the signs at the front entrances so information is current. Dick presented a new design for a 3' x 6' sign that is very simple. It provides the www.indiancampranch.com address for people who want to know more about the development. He has a quote from Poor Richard's Press for \$656 with a thick aluminum backing. UV lamination can also be added for a nominal cost. Dick and Fred looked at a full size copy of the design at the entrances and were happy with the appearance. However, Dick doesn't think it works well visually at the north entrance, and suggests we not have a sign there. Warren made a motion to approve the sign per Dick's design and to purchase two; one will be posted at the south entrance and one that will be stored as a back-up. Russ seconded the motion, and the motion was approved.

Dick proposed using the text and photos from a brochure he created a few years ago for the content on www.indiancampranch.com. This is a different website than www.icrhoa.org that is maintained for property owners. The www.indiancampranch.com website can include a section where property for sale can be advertised. Eventually we might charge for that advertising to help recoup the costs of maintaining this website. Russ will work with Dick to get the brochure content posted.

Warren mentioned that he has made some progress on the project he is undertaking to replace the name plates on the mailboxes. He checked with the Cortez Postmaster about the need for names on the boxes, and was told that it's better to leave names off for privacy. Also, when people move, we won't have the

expense of replacing the plate. The existing plates are almost impossible to remove and Warren is working on a solution.

VIII Renewal of Altitude Community Law Retainer

Fred received information from Altitude Community Law with their fee structure for 2020. We have been using them for a variety of matters and as questions come up. Fred is very satisfied with their services, professionalism, and expertise. Warren noted that nationally HOA issues are on the rise, and he feels the money for the retainer is well spent. Warren moved to continue with the retainer contract for 2020, Russ seconded the motion, and the motion was approved.

IX Prepare for the Annual Meeting on December 7, 2019

Fred distributed a draft agenda for the upcoming Annual Meeting. Proxies are being received from residents who cannot attend. Assuming we have a quorum, the election of three Board members will take place. The current terms of Dick Blake, Warren Lowe, and Russ Sweezey are expiring, and all have expressed their willingness to continue and will be placed on the slate. No one else has indicated an interest in serving on the Board.

Melinda offered to take minutes for the Annual Meeting in Tom's absence.

X Adjourn

The meeting was adjourned at 12:15 p.m.

Respectfully submitted,
Melinda Burdette