

Indian Camp Ranch Homeowners Association

Meeting Minutes: Board of Directors Meeting

Tuesday, October 12, 2021

Blake Hangar, Indian Camp Ranch

I. Roll Call

Board Members attending: Dick Blake, Warren Lowe, Russ Sweezey (by phone), Fred Watson, and Tom Wolf. Others attending: Ranch Foreman Al Heaton and residents, Melinda Burdette (by phone), Arlene Blake, Susan Johnston, Karen Kristin, Matthew Reynolds, Dick Sadler, and Laura Watson. President Fred Watson called the meeting to order at 2:05 p.m. Melinda volunteered to take minutes for this meeting for Secretary Warren Lowe.

II. Owners Forum

Fred Watson invited owners to speak if they had any questions or information to share with the Board. Matthew Reynolds said he looks forward to participating as a member of the HOA. Fred asked if he had received a copy of the CC&Rs and did he have any questions about them. He said he has read them and his goal today is to be an observer.

Laura Watson reported that she has contacted Liz Perry, President and CEO of Crow Canyon Archaeological Center about reviewing the Archaeology Policy that outlines the procedures regarding archaeological work at Indian Camp Ranch. The policy needs to be updated. Fred suggested that this matter be added to the agenda for discussion.

III. Approval of Agenda

Fred distributed the agenda. He asked the Board for approval of the Agenda and to add the Archaeology Policy to the end as New Business. Warren moved to do so, Tom seconded the motion, and it was approved.

IV. Approve Draft Minutes of August 5, 2021 Board Meeting

Fred asked if there were any changes to the draft minutes as circulated to the Board and posted on the website. Warren moved to accept the minutes, Dick seconded the motion, and the minutes were approved.

V. Treasurer's Report

Fred distributed the 2021 ICRHOA Budget, as of October 11, 2021. Expenditures total \$17,493 against a budget of \$50,000, leaving a balance of \$32,506. Income comprising 2021 assessments received in December 2020 and in 2021 totals \$48,060. All assessments for 2021 have been received. The Reserve Fund Balance with the addition of \$29.44 interest totals \$22,402.

Dick moved to accept the Treasurer's Report, Tom seconded the motion, and the report was accepted.

VI. Ranch Foreman Update

Road maintenance. Al reported that tumbleweeds have reappeared on the roadsides, but it's too cold now to spray. He suggests spraying next spring with a pre-emergent using a product that treats tumbleweeds. He would like to get some grass established along the roadsides, but can't move forward yet and will work toward doing this.

Al has identified the priority areas for adding gravel this year. He'll see how far he can get with the budget that's available. The roads have been graded this year, but he lamented the toll that speeding vehicles take on the roads.

Responding to a question about a hole in one of the culverts, Al said that he is aware of this and it's on his list to be repaired with a patch.

Al is encouraged about the pasture grass. He said it may take another season for the grass to get established before he brings the cattle on the ranch. We have completed almost two years since the first seeding, and sometimes it can take up to four or five years for the grass to become fully established. Once established, he wouldn't graze more than two springs in a row. He would skip the third spring but graze that fall so the grass has time to recover.

Mailbox address signs replacement. Al reported that Andrea's availability to help him has changed, and he hasn't had time to get to this project. He is close to bringing someone else on to help with projects.

Lot signs maintenance/changes. Signs for new residents Susan Johnston and Matthew Reynolds have been done. The sign on the property formerly owned by Jane Dillard still has to be changed to remove her name.

Warren reported that a bill passed by the legislature forbids HOAs from regulating the types of flags or signs that owners can display on their property. HOAs could control how many signs can be on a property but not what is on the sign. In consultation with our ICRHOA attorney, the Board will adopt a policy that conforms with the changes in the law.

VII Ranch Security

Russ reported that he and Dick installed security cameras at the north and south entrances after the August 5th Board meeting. They replaced the existing LED bulbs with new ones at both entrances, and changed the timers to go on at the proper time. Russ is researching private property signs and will order them.

VIII Response to Questions Submitted at Previous Board Meetings

Fred said that the Board, in consultation with our ICRHOA attorney, will draft a written response to a list of concerns submitted to the Board following the August 5th meeting. Fred had requested that the Board receive the concerns in writing so the Board could look into them.

IX New Business

Laura informed the Board that the Archaeology Policy that became effective on August 4, 2018 is already out of date. Drafted by former property owner Jane Dillard, the current policy, as written, stifles property owners from undertaking archaeological excavations. Times have changed, and it's almost impossible now to find an available contract archaeologist, because they have plenty of work with road and pipeline construction projects.

Fred suggested that the Board appoint a committee, chaired by Laura and members of her choosing, to work with Liz Perry and draft an updated Archaeology Policy for the Board's review. Warren made the motion as stated by Fred, Dick seconded it, and the motion was approved.

X Wrap up and Adjourn

Warren moved to adjourn the meeting, Tom seconded the motion. The meeting adjourned at 3:10 p.m.

Respectfully submitted,
Melinda Burdette