

# **Indian Camp Ranch Homeowners Association**

## **Meeting Minutes: Board of Directors Meeting**

**Wednesday, December 22, 2021**

**Blake Residence , Indian Camp Ranch**

### **I. Roll Call**

Board Members attending: Dick Blake, Warren Lowe, Russ Sweezey, Fred Watson, and Tom Wolf. Others attending: Melinda Burdette and Arleen Blake. President Fred Watson called the meeting to order at 11:00 am. Melinda volunteered to take minutes for this meeting for Secretary Warren Lowe.

### **II. Approval of Agenda**

Fred distributed the agenda. Dick moved to approve the agenda. Warren suggested changing item IX from "Approve 2 new policies" to "Discuss new policies." The agenda was approved with this change.

### **III. Approve Draft Minutes of October 12, 2021 Board Meeting**

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

### **IV. Treasurer's Report**

Russ distributed the 2021 ICRHOA Budget, as of December 21, 2021. Expenditures total \$40,057.29 against a budget of \$50,000, leaving a balance of \$9,942.71. 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 \$35.60 in interest totals \$22,408.24.

Russ reported that additional expenses in 2021 will include the gravel for the roads that was just delivered that cost \$12,200. Al Heaton has done work to restore some of the roads so the reserve fund will be used to cover the expense that is not routine maintenance. Warren moved to accept the Treasurer's Report, Tom seconded the motion, and the report was accepted.

### **V. Review 2022 Budget**

The 2022 ICRHOA Budget is essentially the same as the 2021 budget: \$49,200 in income and \$49,200 in expenses. Warren moved to approve the budget at proposed, Tom seconded the motion, and the budget was approved for presentation at tomorrow's Annual Meeting of the ICRHOA.

### **VI. Ranch Foreman Report**

Fred reported that Al will present his report tomorrow at the Annual Meeting. He will introduce Phil Kennedy who will be helping Al will report on the pasture grass. He has some seed left over from the original purchase that he can use to plant in bare spots. He isn't certain if he'll bring the cattle to graze on the ranch next spring; if new grass comes up, it will need a chance to mature. Al expects weed spraying will be done between May and mid-June.

Fred has asked Al to provide an estimate for fencing, both the barbed wire and electric, since some property owners have asked

### **VII. Ranch Security**

Fred reported that a few property owners have asked about the security cameras. Russ will report at the Annual Meeting on what has been done. Dick said he can purchase the "No Trespassing" signs to put at the entrances.

**VIII Renew Altitude Community Law Contract**

Tom moved to renew the current contract, Warren seconded the motion, and the renewal was approved.

**IX-X Discuss New Policies**

Fred presented the revised archaeological excavation policy for approval. Warren moved to approve it, Tom seconded the motion, and it was approved. Warren made a motion to appoint Laura Watson as Chair of the Archaeology Committee. Per the policy, the role of the Chair is to recommend to the ICR Board of Directors the archaeologist selected by a landowner to supervise any work undertaken by the landowner. Tom seconded the motion and it was approved. The Archaeology Policy will be posted on the ICRHOA web site.

**XI Discuss Upcoming Election**

Russ volunteered to prepare the ballots if they are needed for the election of Board members tomorrow.

**XII Adjourn**

Warren moved to adjourn the meeting, Tom seconded the motion. The meeting adjourned at 11:30 am.

Respectfully submitted,  
Melinda Burdette