

Indian Camp Ranch Homeowners Association

Meeting Minutes: Board of Directors Meeting

Thursday, August 5, 2021

Kristin-Wolf Residence, Indian Camp Ranch

I. Roll Call

Board Members attending: Dick Blake, Warren Lowe, Russ Sweezey, Fred Watson, and Tom Wolf. Others attending: Ranch Foreman Al Heaton and residents, Melinda Burdette, Drake Chance, Dick Sadler, and Tammy Smith. President Fred Watson called the meeting to order at 4:05 p.m. Melinda volunteered to take minutes for this meeting for Secretary Warren Lowe.

II. Residents Forum

Fred Watson invited Tammy to address the Board as she requested when she arrived at the meeting. Time was allowed for her to express her matters of concern.

III. Approval of Agenda

Fred distributed the agenda. Richard moved to approve the agenda, Tom seconded the motion, and the motion was approved.

IV. Approve Draft Minutes of April 1, 2021 Board Meeting

Fred asked if there were any changes to the draft minutes. Tammy requested that the minutes be read aloud. Time was then provided for Board members to review the minutes. Warren moved to accept the minutes, Dick seconded the motion, and the minutes were approved.

V. Treasurer's Report

Russ distributed the 2021 ICRHOA Budget, as of August 4, 2021. Expenditures total \$15,456 against a budget of \$50,000, leaving a balance of \$34,543. Income comprising 2021 assessments received in December 2020 and in 2021 totals \$46,540. Two assessment payments due July 1, 2021 totaling \$1,500 have not been received. The Reserve Fund Balance with the addition of \$23.38 interest totals \$22,396.

Russ noted that the biggest expense this year, \$5,287, is in the Farming Expense line. This is for spraying and chemicals Al used used to control weeds in the fields planted with pasture grass.

Fred asked Al if he can estimate how much gravel we'll need for road maintenance, and Warren asked Al if he has identified the areas that need gravel. Al estimated it will cost about \$25,000 for the neediest areas, and he wants to add some sandstone in the bar ditches to hold the erosion.

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

VI. Ranch Foreman Update

Mailbox address signs replacement. Al will ask Andrea to affix the plates that Warren ordered.

Lot signs maintenance/changes. Andrea is working on the lot sign for new resident Matthew Reynolds. Fred noted that sign changes due to property sales or maintenance are not covered by the HOA; the new or current owner is responsible for this expense. Fred raised the issue of maintaining conformity in what goes on the signs, and everyone agreed that even though signage is addressed in the CC&Rs, having a policy will clarify this for lot owners. Warren made a motion that a policy will be written that outlines the conformity of lot signs regarding framing, colors, fonts and information that can only include the address and, optionally, the lot owner's name or names. The policy will cover who pays for changes and maintenance. Tom seconded the motion and the motion was approved.

Repair hole in road caused by break in culvert. Al is aware of this and will move this up on his priority list.

Pasture grass project status. Al said that because of the severe drought in the area, we're in a tough spot. The monsoon rains are helping, and he sees some recovery and response to this moisture. Regarding the recent appearance of tumbleweeds and knapweed after his spraying this spring, Al explained that the chemicals don't always perform optimally when plants are dormant, and we were probably two weeks late this year doing the spraying. Given the money that has already been spent on the pasture grass project this year, he doesn't recommend a second spraying, and he doesn't plan to mow this year. If we have a decent winter, there are still seeds in the ground that may sprout if conditions are favorable.

Prairie dogs. Al wants to take care of the prairie dog situation before it gets worse. Nothing was done last year because the pasture grass obscured the holes. He will contact Raymond to take care of this.

Culvert cleaning. Quite a bit of this has been done using Al's backhoe and the project will be completed soon.

VII. Road Paving Bid and Discuss Feasibility of Paving Ranch Roads and How to Finance

Fred requested a bid from Dave Waters to pave Indian Camp Road from the entrance to Dick Sadler's driveway entrance. His bid is \$52,780, which works out to \$1.10/sq. ft. The cost when he paved the entrances was \$0.60/sq. ft. To pave all the roads on the ranch at the current bid would cost \$585,000. Dave said that material costs, labor costs, and fuel costs have gone through the roof.

Fred asked for comments. The gist of the discussion was that the cost to do the entire ranch is prohibitive, and paving the roads in sections over a span of years is also problematical. Warren suggested inviting comments from lot owners at the Annual Meeting to gauge their feelings about paved vs gravel roads and about how paving could be financed if sufficient interest in pursuing this is expressed. Fred will include this on the Annual Meeting agenda.

VIII Update on Security Cameras at Front Entrances

Russ ordered and received four wireless cameras with antennas, two for each entrance. They will be mounted on the stone structures, and they will be visible. We will also post signs that warn trespassers that Indian Camp Ranch is private property. In response to the Board's request, the Montezuma County Sheriff's office has been patrolling the Ranch. There are still problems with ATVs coming on the Ranch, especially on weekends. We'll see if the cameras and signs cut down on this trespassing and continue to monitor security issues.

IX Discuss Parcel 14 Dog Disturbance Complaints

Fred has received complaints that two very large dogs have been running free and not confined to their owner's property. On one occasion, the dogs came to a resident's front door and barked, creating a disturbance. On another occasion, the dogs entered the open door of a shop, surprising and intimidating the resident with their presence. While Fred hopes that residents who have issues with dogs on the Ranch can resolve them in a friendly and neighborly way, he asked for a volunteer to contact the dog owners to help smooth over the situation. Tom Wolf offered to talk with the owners to try to resolve the situation.

X Wrap up and Adjourn

Fred said he wanted to circle back to the items Tammy raised at the start of the meeting and requested that she give him a copy of her written list for further review.

Al asked for clarification from the Board as to what the remaining budget should cover, specifically the \$11,000 for Road Maintenance and Improvements, and the \$9,970 that is available for Ranch labor/maintenance. Fred responded that spending \$4,000 for Raymond to do prairie dog control is important, and if we have an over-run, we can borrow from the Reserve Fund to cover it.

Warren moved to adjourn the meeting, Tom seconded the motion. The meeting adjourned at 6:00 p.m.

Respectfully submitted,
Melinda Burdette