

Indian Camp Ranch Homeowners Association

Meeting Minutes: Board of Directors Meeting

Tuesday, April 12, 2022

Blake Residence, Indian Camp Ranch

I. Roll Call

Board Members attending: Dick Blake, Warren Lowe, Russ Sweezey, Fred Watson, and Tom Wolf. Others attending: Arleen Blake, Melinda Burdette, Al Heaton, Karen Kristin, and Cynthia Sadler. President Fred Watson called the meeting to order at 2:10 pm. Melinda volunteered to take minutes for Secretary Warren Lowe.

II. Approval of Agenda

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

III. Approve Draft Minutes of December 22, 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.

IV. Treasurer's Report

Russ distributed the 2022 ICRHOA Financial Statement, as of April 11, 2022. Expenditures total \$6,065.64 against a budget of \$49,200, leaving a balance of \$43,134.36. Income comprising 2022 assessments received in December 2021 totaling \$17,250, plus 2022 assessments received in 2022 of \$12,790 totals \$30,040. All assessment payments have been received, and several members have paid for the entire year. The Reserve Fund Balance totals \$16,392.76.

Russ noted that the road maintenance expense is for rip rap for the drainages, and there has been one snow plow of the roads. The expense under weed control is for weed killer that Al purchased in advance since chemicals may be going up in price. Warren moved to accept the Treasurer's Report, Tom seconded the motion, and the report was accepted.

V. Ranch Foreman Report

Al reported that Joe was going to come last fall to spray weeds but was tied up with a state contract. Al hasn't heard back from Joe if he will come this spring, so Al will talk to Phil to see if he'd be comfortable doing the weed spraying using Al's equipment.

Regarding the pasture grass, Al will spray the fields using one-half pint of chemicals per acre, which is half the amount he used last year. He will charge us \$6/acre for his equipment. A lot of new grass is coming up, and Al thinks that the grass will be thick enough in most areas that were planted so it competes with the weeds and helps keep them down. The weeds growth will be dependent on our summer rains. Russ said that he will move the \$2,230 weed control expense to the Farming Expense category since Al is using this for the pasture grass.

Prairie dogs are a concern now, and we were lax last year with controlling them due to other farming expenses. Al would like to build a machine that puts gas into the hole. He explained that this type of contraption requires a compressor to cool the gas so it goes down in the hole. Al used Raymond Boyd, who has this machine, two years ago. All Board members expressed agreement for this course of action. If Al can't get a machine operating, he'll contact Raymond.

Dick brought the No Trespassing signs to be installed at each entrance to the ranch. Phil bought heavy sign posts and will put up the signs. He noted that the street sign at the main entrance has fallen down and needs to be put back.

Al is waiting for the temperature to be warm enough to glue the address labels on the mailboxes.

Al's upcoming road maintenance plan is to grade everywhere where there's washboarding, especially Indian Camp Ranch Road. He's waiting for the right conditions.

There was some discussion about the damage that garbage trucks cause to the roads, especially the ruts they make when our roads are muddy. Al suggested that if there was just one waste company serving all the properties, this would reduce the amount of truck traffic. If all residents wanted to sign up with one company, we could ask for a deal and there would be one pick up day for everyone. Dick volunteered to contact the trash companies that serve this area and get information. The companies are Countryside, Rowe & Sons, and Waste Management.

Al may bring cattle in the fall and is definitely planning on bringing them next spring. He's thinking of running fewer cattle but for a longer period of time. Residents who want to install fencing on their property have two choices. Barbed wire runs around \$5/ft, and electric fence, which requires batteries and maintenance, runs around \$1/ft.

Al reported that he had to replace a wheel bearing on the snow plow truck and will submit the bill for this work.

Fred asked if Phil is happy with what we are currently paying him, which is \$20/hour. Al is hoping to give him more hours. A pay raise might help keep him. Dick made a motion to raise Phil's hourly rate to \$25/hour; Tom seconded the motion, and the motion was unanimously approved.

VI New Policies

Dick moved to approve the two policies: 1) For Display of Flags and Signs in the Community, and 2) Inspection and Copying of Association Records. Warren seconded the motion. The policies were unanimously approved. The policies become effective immediately and Russ will post them on the ICRHOA web site.

Warren requested that Fred schedule a consultation with Melissa at Altitude Community Law regarding windmills, solar panels, and artificial turf to ascertain if we should have policies that address such property improvements.

VII Adjourn

Warren moved to adjourn the meeting, Dick seconded the motion. The meeting adjourned at 3:30 pm.

Respectfully submitted,
Melinda Burdette