

Indian Camp Ranch Homeowners Association

Meeting Minutes: Board of Directors Meeting

Tuesday, August 9, 2022

Hanson 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, Drake Chance, Mary Hanson, Al Heaton, Mike Kistler, Cynthia and Dick Sadler, and Jon Walker, director of facilities at Crow Canyon Archaeological Center. President Fred Watson called the meeting to order at 11:05 am. Melinda volunteered to take minutes for Secretary Warren Lowe.

II. Approval of Agenda

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

III. Approve Draft Minutes of April 12, 2022 Board Meeting

Fred noted a typo and asked if there were any other corrections to the draft minutes as circulated to the Board and posted on the website. Warren moved to accept the minutes with the correction, Russ seconded the motion, and the minutes were approved.

IV. Treasurer's Report

Russ distributed the 2022 ICRHOA Financial Statement, as of August 8, 2022. Expenditures total \$17,398.68 against a budget of \$49,200, leaving a balance of \$31,801.32. Income comprising 2022 assessments received in December 2021 totaling \$17,250, plus 2022 assessments received in 2022 of \$30,790 total \$48,040. All dues for 2022 have been received, including two late charge fee payments. The Reserve Fund Balance totals \$16,402.42.

While most all of the expenses are in line with the budget and the balance looks good, Russ noted that we have incurred some expenses which haven't been billed or paid yet, and we have a large unanticipated expense for prairie dog control which Al will discuss.

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

V. Ranch Foreman Report

Al reported on the crop status and weed control. About 75% of the land planted has pasture grass, and Al can see live plants. But it looks sparse due to the extreme drought. He plans to do some re-seeding this fall using the left-over seed purchased for the initial planting. Given the current conditions, he doesn't see bringing cattle on the ranch this fall. Russian Thistle is coming up now in places, and Al is considering how much to spend on this weed control. The herbicides are available again, but the price has gone up this year. Al hasn't submitted a bill for his farming expenses, which he estimates to be somewhere around \$5,000-8,000, mostly for his equipment.

Al estimates that the cost for the prairie dog control will run around \$15,000 to complete the job. As of August 5, the cost was approximately \$9,000. This covers the operation of two machines, running 5-6 hours a day at \$800 per day. The south side of the ranch still needs to be done. We should anticipate an additional \$5,000 for this section, plus \$1,000 for the two people Al is paying to fill the holes at \$15/hr and \$12/hr. Phil has also done some prairie dog hole filling.

Al doesn't anticipate the need for more gravel on the roads and thinks we will be under-budget for roads maintenance. Phil dragged the roads after the rain a few weeks ago and they look pretty good.

VI Policy for Driveway Approaches to ICR Roads

Fred said that the issue of responsibility for maintaining culverts at driveway entrances where they connect with ICR roads has come to the Board's attention. If these culverts are too small to handle the storm water and if flooding causes damage to the property entrance or to ICR roads, this raises the question of assignment of responsibility for paying for repairs.

Dick read the policy he has drafted to address this issue specifically for construction of new driveways. Property owners will need to submit a design for the driveway entrance to the Board for approval. If the Board is concerned that the design is inadequate to manage drainage or run-off issues, they may request that the property owner engage an engineer to design the driveway and specify the size of the culvert.

Dick said that another policy needs to be developed that deals with the subsequent grading a property owner may undertake, on their driveway or to existing land forms, that changes the natural flow of water and may cause water to flow onto a neighbor's property and cause damage. In this case, the property owner who did this grading would be liable for damages to the neighbor's property.

Fred noted that these are complicated issues and we will discuss them on Friday with our legal counsel at Altitude Community Law. He asked property members attending today's meeting if they have any views on this subject.

One concern was raised about changes made to the land before it was purchased by the present owner; why would the new owner be responsible for damages to a neighbor's property?

A suggestion was made that the Board have an engineer look at the areas of concern for potential damage to ICR roads. Fred noted that from his observation there aren't many areas that appear to be an issue. However, there's one driveway entrance where the culvert is squashed and could potentially impede the flow of water during a heavy rain. There may also be a property line question involved here.

After we discuss these proposed policies with Altitude Community Law, we will likely call another Board meeting to vote on them.

VII Policy on Solar Panels, Wind Generators, and AstroTurf

Fred noted that the impetus for creating a policy that addresses solar panels, wind generators, or artificial grass like AstroTurf is to be proactive in preserving the aesthetics of the ranch and our property values.

A question was raised regarding a hypothetical situation where a property owner might want to install a solar field on their lot. Fred responded that our covenants restrict the commercial use of a lot.

Fred said that the Board will move forward with developing a policy and will seek advice from Altitude Community Law.

VIII Consolidating Trash Pickup Service Providers

Following up on the discussion at the April meeting about the wear and tear on the roads caused by trash trucks and the potential benefits of having one company serve all residents, Dick sent a survey to residents about who they use for trash removal. He received a 50-60% response. Countryside is the most popular and Waste Management is second. Many residents don't use a trash service because they are here infrequently. Dick suggested that the ranch have one service provider and that residents using Waste Management be requested to switch to Countryside. He volunteered to send a letter to residents about this.

A related issue is the disposal of landscaping debris since the burn pit on Lot 29 no longer available to residents.

Al is working on an arrangement with Phil to pick up brush, etc. from properties and take it to the dump for a nominal fee. Each resident can identify a place on their lot to collect their debris. When the details have been worked out, information will be sent to residents.

IX Adjourn

Warren moved to adjourn the meeting, Russ seconded the motion. The meeting adjourned at 12:15 pm.

Respectfully submitted,
Melinda Burdette