

## **Indian Camp Ranch Homeowners Association**

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

**Saturday, October 15, 2022**

**Hanson Residence, Indian Camp Ranch**

#### **I. Roll Call**

Board Members attending: Dick Blake, Warren Lowe, Russ Sweezey (by phone), Fred Watson, and Tom Wolf. Others attending: Arleen Blake, Melinda Burdette (by phone), Mary Hanson, Al Heaton, Mike Kistler, Karen Kristin, Laura Watson. President Fred Watson called the meeting to order at 11:00 am. Melinda volunteered to take minutes for Secretary Warren Lowe.

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

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

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

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

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

Fred distributed the 2022 ICRHOA Financial Statement, as of October 14, 2022. Expenditures total \$46,343.34 against a budget of \$49,200, leaving a balance of \$2,856.66. Income comprising 2022 assessments received in December 2021 totaling \$17,250, plus 2022 assessments received in 2022 of \$30,790, total \$48,040. The Reserve Fund Balance totals \$16,406.14.

A line for Prairie Dog Mitigation was added to the General Maintenance category. Fred noted that the 2022 Budget column shows \$0 dollars budgeted, since the 2022 budget was set at the beginning of the year and can't be changed. Because the prairie dog population emerged in the spring as a problem that required immediate attention, and the mitigation operation became a big expense totaling \$16,665 to date, Russ added this line so we'll have a historic record of the cost. The expense will be over \$17,000 with some additional work that is needed to complete the job. Phil submits his hours for ranch maintenance labor, and he has been doing some work on the prairie dog mitigation.

Fred said prairie dog control should be a standing item in the budget. Al concurred. If we stay on top of the problem, we shouldn't be in this year's situation again.

There's \$2,856.66 left in the budget to cover remaining expenses for 2022. Other checks have just been written and approximately \$3,000 has been spent and not included in this report.

Fred said that the Board has to vote today on drawing money from the Reserves to cover the remaining expenses through December 31, but he wants to defer this discussion to follow Al's ranch report. Warren moved to accept the Treasurer's Report, Dick seconded the motion and it was accepted.

#### **V. Ranch Foreman Report**

Al reported that weed control has been addressed. No additional field work is needed other than prairie grass reseeding in some places. He has enough seed left over from the original planting to take care of this in the fall. Significant grass is growing with all the rain we've had, but some grass was lost from the prairie dogs eating it down to the roots. The prairie dog breeding season has passed. He plans to put

some poisoned green wheat in the active prairie dog holes next spring. This can help with the control next year.

Al took care of the culverts that needed to be replaced and used some plastic culvert he had on hand, so there's no expense for materials.

Roads have been dragged as needed and he doesn't see any major expense needed at this time.

Al reported that one of the structures at the south entrance by the mailboxes has a roof timber that's in bad shape. Al wants to jack the roof up and try to re-do the way the roof is made, adding a heavy plastic liner and some dirt.

Fred asked Al to estimate how much money will be needed for ranch maintenance by December 31. We need approximately \$10,000. It was noted that, because the prairie dog mitigation was an unanticipated expense, it is legitimate to use Reserve Funds to cover emergencies like this. Dick moved to transfer \$10,000 from the Reserves to the 2022 budget to cover a portion of the prairie dog control expenses. Warren seconded the motion and it was approved.

#### **VI Policy for Driveway Approaches to ICR Roads**

Fred opened the discussion, begun at the last meeting, about creating a policy for the construction of driveway approaches to Indian Camp Ranch roads. Problems may arise if these culverts are too small to handle the storm water or if sediment accumulates in the culvert blocking the flow of water. If flooding causes damage to the property entrance or to ICR roads, this raises the question of assignment of responsibility for paying for repairs. This is a complicated matter. Our covenants don't say that the HOA will maintain the culverts or the bar ditches. Perhaps responsibility should rest with homeowners to monitor the condition of their culverts and notify the HOA if they see a problem.

Wording of a policy to address this requires further consideration and will need to be reviewed by Altitude Community Law to ensure it is legal.

#### **VII Policy on Solar Panel Installation and Wind Turbine Generators**

Fred distributed for discussion a draft policy regarding renewable energy generation devices and energy efficient measures. He noted that the state ties our hands on restricting use, but we can outline in a policy criteria that gives us some control, such as setbacks from neighbors. A point was made that this draft policy that Altitude Community Law sent us is basically a boilerplate that covers all types of HOAs, so that's why it is very extensive. If we adopt it, the Board can still grant waivers.

Fred suggested further discussion with Altitude to ensure that the policy conforms with our covenants.

#### **VIII Consolidating Trash Pickup Service Providers**

Dick reported that the communication that was sent to HOA members about switching to Countryside Disposal if they were using another service was just a request. Most everyone is cooperating.

Dick brought up one other item for the Board's attention: there is some breakdown in the road pavement at the north entrance and some cracking at the south entrance. Fred has contacted D&L to come out and give us a quote on repairs, if needed, and sealing.

#### **IX Adjourn**

Warren moved to adjourn the meeting, Dick seconded the motion. The meeting adjourned at 12:22 pm.

Respectfully submitted,  
Melinda Burdette