

## **Indian Camp Ranch Homeowners Association**

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

**Tuesday, December 20, 2022**

**Hanson Residence, Indian Camp Ranch**

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

Board Members attending: Warren Lowe, Russ Sweezey, Fred Watson, and Tom Wolf. Others attending: Melinda Burdette and Al Heaton. 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. Russ suggested changing item VII from finalize to discuss the policy on Renewable Energy Generation Devices and Energy Efficiency Measures. Warren moved to accept the agenda with this change, Russ seconded the motion, and the agenda was approved.

#### **III. Approve Draft Minutes of October 15, 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**

Russ distributed the 2022 ICRHOA Financial Statement, as of December 20, 2022. Expenditures total \$52,045.19 against a budget of \$49,200. The \$10,000 contribution from the Reserve Fund, as approved by the Board on October 15 to help cover the emergency prairie dog mitigation project, brings the adjusted income to \$58,040, leaving a balance of \$5,994.81 to cover expenses through December 31. The Reserve Fund Balance totals \$6,410.30.

Russ noted that the Ranch labor/maintenance expense of \$13,734 has exceeded the \$10,000 budget, primarily due to the raise in hourly rate the Board approved for Phil in April. Warren moved to accept the Treasurer's Report, Tom seconded the motion, and the report was accepted.

Al has just submitted several bills, and we owe him \$1,800 for his compensation as Ranch Foreman. There will be other bills to be paid in 2022. We will need to tap the Reserve Fund again to cover more of the prairie dog mitigation expense. Warren moved to transfer \$3,000 from the Reserve Fund, Tom seconded the motion, and it was approved. If we have an operating surplus at the end of this year, it will be put back into the Reserve Fund.

Russ distributed the 2023 Proposed Budget that was sent to all homeowners with the notice of the Annual Meeting. He will update the 2022 Actual to reflect expenses as of December 21. The 2023 budget remains \$49,200, the same as the 2022 budget, since income from dues remains flat and can't be increased without putting this before the residents for a vote.

Fred noted that resurfacing the two paved front entrances is the priority for 2023. Dave Waters (D & L Construction) estimates this will cost approximately \$2,000 and this will get done in the spring.

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

Al reported that weed control and spraying will continue in 2023, but the field spraying will be less because the pasture grass will be coming up. He thinks there are only a few areas on the roads that will need gravel. The prairie dog problem that cost us \$17,000+ this summer for a contractor is under control now and Al will handle continuing mitigation as a farming or ranch maintenance expense.

**VI Finalize Policy Regarding Driveway Entrances to ICR Roadways**

Fred distributed the final draft policy on Driveway Entrances to ICR Roadways. The policy covers: 1) the authorization property owners must obtain from the ICRHOA Board of Directors if they want to construct a new driveway or install culverts on or from community roadways, and 2) the ICRHOA's responsibility for maintaining lot entrances and cleaning of culverts when needed. Fred was joined by Warren and Russ on a phone call with Melissa to review the policy to ensure it conforms with our Declarations, Bylaws, and Colorado Law. Warren asked that the policy include a statement that "Lot owners should notify the HOA Ranch Foreman if they notice any obstruction of their borrow ditch or culvert." Warren made a motion to approve the policy with this addition, Tom seconded the motion, and the policy was approved.

**VII Discuss Policy on Renewable Energy Generation Devices and Energy Efficiency Measures**

Fred reported that Melissa at Altitude Community Law sent us another draft. Warren volunteered to do further research to see if other HOAs have addressed the kinds of concerns we have about the location of solar panels on a property. Melissa indicated that HOAs have some control by Colorado law to enforce the aesthetics of the placement. The Board will revisit this policy at the April meeting.

**VIII Lot 29 Status and Burn Pile**

Fred reported that there's a contract on Lot 29. Al will burn what's left in the pit and clean it up.

**IX Adjourn**

Prior to adjournment, Fred brought up the issue of maintaining an inventory of archaeological artifacts that have been found or excavated on Indian Camp Ranch. To conform with our archaeological ethics of ensuring that all artifacts associated with Indian Camp Ranch remain with the property on which they were found, Fred suggested that the Board send a letter to all property owners requesting that if they have any artifacts from ICR, they should notify Laura Watson so they can be cataloged and included in the ICR inventory.

The meeting was adjourned at 12:15 pm.

Respectfully submitted,  
Melinda Burdette