

Indian Camp Ranch Homeowners Association

Meeting Minutes: Board of Directors Meeting

Monday, October 21, 2023

Hanson Residence, Indian Camp Ranch

I. Roll Call

Board Members attending: Richard “Dick” Blake, Warren Lowe, Russ Sweezey (by phone), and Fred Watson. Others attending: Melinda Burdette (by phone), and Al Heaton. Drake Chance was out of town on business and unable to attend. President Fred Watson called the meeting to order at 11:05 a.m.

II. Approval of Agenda

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

III. Approve Draft Minutes of July 31, 2023 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, Dick seconded the motion, and the minutes were approved.

IV. Treasurer’s Report

Fred distributed the 2023 ICRHOA Financial Statement, as of October 11, 2023. The cash balance is \$25,417.85.

Al estimates that for the remainder of the year he will need \$7,500 for road maintenance. This would cover the cost of gravel and the time and equipment to spread the gravel. Fred estimates that \$10,000 will be needed for the repairs to the damaged paving at the north entrance and degraded areas of the paving at the south entrance. He has been following up with Dave Waters at D & L Construction who paved the front entrances to get on their schedule this year. Fred noted that the Reserve Fund balance is \$2,500 and that the Board made a commitment to repay the \$5,000 that was borrowed from the Reserve Fund earlier this year to cover the unanticipated snow removal expense incurred from the major storm in January.

Warren moved to accept the Treasurer’s Report, Russ seconded it, and the report was accepted.

Fred distributed the 2024 proposed budget based on a meeting that Fred had with Drake and Al to review income and expense categories. Annual assessments will continue to provide \$48,000 income, and we will continue to receive \$1,200 from the 10-year agricultural lease agreement with Al. Al said that his farming expense is in good shape with the condition of the pasture grass, and he intends to bring the cattle to graze in the spring, probably from April 1 through June. When the cattle are on the ranch, we receive \$12 per animal unit. Expenses should hold steady at \$50,375, and this includes a \$2,000 contribution to the Reserve Fund.

Warren moved to approve the 2024 Budget as proposed totaling \$50,375. Russ seconded the motion and the motion was approved.

V Ranch Foreman Report

Al hopes to find someone to replace Phil who has taken a full-time job and has very limited availability to help Al now. The prairie dog problem of 2022 seems to be under control now. The burn pit on the property now owned by Leslie Masson has been left open for now with her approval. Al plans to do a

burn in the winter. Fred mentioned that the road sign at the main entrance has disappeared. Al will look into this.

VI Discuss a new snow plow policy

Al said his priority remains plowing the ranch roads with the ICRHOA truck. His concern about continuing to plow driveways is that he may not be in town when plowing is needed. He said “we’ll do the best we can.”

Concerns expressed by board members are: 1) wondering if it’s realistic for Al to take care of both the roads and the driveways; 2) charging residents enough to cover the fuel, maintenance, and wear and tear on the HOA truck; and, 3) the current \$25 per driveway plow is not enough; potential legal issues for the HOA that could arise with plowing on private property. From the perspective of property owners, however—and especially those who don’t live on the ranch—the alternative of having to find their own contractor to plow their driveway has a number of issues, not the least of which is ensuring that driveways are clear enough for propane deliveries and emergency vehicles.

In order to make an informed decision in the best interests of both the HOA and the property owners, Dick made a motion to review the situation with Altitude Community Law and revise or update the snow policy in consideration of that advice. Warren seconded the motion and it was approved.

VII Review and approve three new policies required by Colorado State Law.

The three policies pertain to the conduct of meetings, covenants and rule enforcement, and collection of unpaid assessments. Warren moved to accept the policies, Dick seconded the motion, and the policies were approved. Russ will post them on the ICRHOA website.

VIII Adjourn

Dick made a motion to adjourn the meeting, it was seconded by Warren, and the meeting was adjourned at 12:25 p.m.

Respectfully submitted,
Russ Sweezey, Secretary