

**Indian Camp Ranch Homeowners Association  
Meeting Minutes: Board of Directors Meeting  
Monday, December 18, 2023  
Crow Canyon Archaeological Center**

**I. Roll Call**

Board Members attending: Drake Chance, Russ Sweezey, and Fred Watson. Others attending: Melinda Burdette. Richard “Dick” Blake and Warren Lowe were unable to attend. President Fred Watson called the meeting to order at 11:05 a.m.

**II. Approval of Agenda**

Fred distributed the agenda. Russ moved to accept the agenda, Drake seconded the motion, and the agenda was approved.

**III. Approve Draft Minutes of October 21, 2023 Board Meeting**

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

**IV. Treasurer’s Report**

Drake distributed the 2023 ICRHOA Financial Statement, as of December 18, 2023. The cash balance is \$9,163.33.

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

**V. Ranch Foreman Report**

Fred reported on his most recent meeting with Ranch Foreman Al Heaton. Al said that there are several patches of pasture grass that he didn’t mow, and these patches were intentionally left for the cattle when he brings them on the ranch in the spring. Gravel was put down on the roads in several places.

**VI. Paving/Patching Ranch Entrance**

Fred reported on his discussion with Dave Waters at D&L Construction about the degraded paving at the front entrances and his complaint to Dave that the patching he did at the north entrance is not holding up. Dave came out, looked at the patches, and agreed that they won’t hold. He did some patching at the south entrance, too, and he didn’t charge us for the repairs. He offered that in the spring he will chip seal both entrances for \$10,000. If he just repaired the north entrance, he would charge \$6,500. Fred agreed that chip-sealing is the way to go.

**VII. Discuss Snow Plowing for 2023/2024**

Fred reported that Al will continue to plow driveways using the Indian Camp Ranch snow plow. However, he will not plow a property owner’s driveway without their signed agreement. Russ said that the Snow Removal Policy, effective October 21, 2023 and the Snow Removal Agreement for the Winter Season 2023/2024 is posted on the ICRHOA website.

**VIII. Discuss Election of 3 Board Members**

Fred reported that he has not received any nominations to replace the three Board of Directors—Dick Blake, Warren Lowe, and Russ Sweezey—whose terms expire on December 31. Dick, Warren, and Russ have agreed to serve for another term. The election will take place at the Annual Meeting on December 23. Earlier this month an announcement was sent by postal mail to all property owners with information about the Annual Meeting and the request to those unable to attend to return their proxy form by December 18.

**IX. Adjourn**

Drake moved to adjourn the meeting, it was seconded by Russ, and the meeting was adjourned at 11:40 a.m.

Respectfully submitted,  
Russ Sweezey, Secretary