

Indian Camp Ranch Homeowners Association

Meeting Minutes: Board of Directors Meeting

Wednesday, April 5, 2023

Hanson Residence, Indian Camp Ranch

I. Roll Call

Board Members attending: Richard Blake, Drake Chance, Warren Lowe, Russ Sweezey, and Fred Watson. Others attending: Arleen Blake, Melinda Burdette, Al Heaton, Karen Kristen, Dick Sadler, and Tom Wolf. President Fred Watson called the meeting to order at 10:30 am.

II. Approval of Agenda

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

III. Approve Draft Minutes of December 20, 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

Drake distributed the 2023 ICRHOA Financial Statement, as of March 22, 2023.

He reviewed the new format that shows the 2023 Budget and the Cash Flow with monthly income and expenses.

The snow removal budget of \$1,425 has been overspent by \$9,427.50. Russ noted that when we hired the skid steer contractor to clear the Indian Camp Ranch roads, we paid the contractor to clear the driveways of the homeowners who requested this service. The contractor did not want to bill each homeowner individually. Phil oversaw their work. They charged a minimum of \$150/hour for each driveway. Russ volunteered to send out invoices to the property owners. Payments will reimburse the HOA.

Al has the information about the additional driveway plows at \$25/per plow with the ICRHOA pickup/snowplow. The \$2,100 will come back to the budget when property owners reimburse the HOA.

Fred asked about the \$6,350 paid to Al in January for equipment use. Russ, who continued as Treasurer until Drake took over this year, said this was a 2022 expense and Al submitted his bill for payment in 2023. Al said that he used his equipment to maintain the roads, not the farming. Fred requested a rough estimate from Al for his equipment use and road maintenance for the remainder of the year. Al anticipates that he'll need six loads of gravel at \$500/load and approximately \$5,000 will cover the roads maintenance expense.

Regarding Ranch Labor/Maintenance, Al thinks the \$14,000 budget is good. Al reported that he has built his machine to control the prairie dog population. Phil will use the machine and charge his time for prairie dog control to the Ranch Labor/Maintenance.

Drake noted that there will be two other expenses this month: electric and water.

Fred noted that we will have a separate spreadsheet for the Reserve Fund. The HOA's Money Market account will just be for our reserves. Property owners' snow account monies will be moved to the

ICRHOA checking account. In 2022 funds from the Reserves were spent on the prairie dog mitigation, and in 2021 funds were spent on paving the entrances.

Fred noted that he has been in touch with Dave Waters to patch, reseal, and roll the front entrances since maintenance is needed as well as repairs to the north entrance where cracks and water have degraded a few areas.

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

V Ranch Foreman Report

Al reported that he has already worked on prairie dog control by putting poison grass in the holes. He mixes one-half cup of bleach with one-half cup of amonia, pours it into the holes and plugs the holes with newspaper. This is a fairly successful process and he can see the results. His compressed gas machine will be more effective. If property owners notice prairie dogs on their property, Al requests that they mark the active holes with pin flags so he can take care of them.

Al is aware of the pot holes on the ranch roads. Phil will start grading the roads and will be able to reclaim gravel from the sides of the roads.

Fred brought up the issues around driveway snow plowing. The HOA needs to get out of the "business" of taking care of driveway plowing. Everybody's needs are different, and while it has worked in the past for this to be a service provided by the HOA at a modest charge, private property maintenance isn't something the Board can or should continue to be responsible for. A new snow plow policy is being developed. Homeowners can deal directly with a snow plow vendor that they choose, and they will pay the vendor directly. As a courtesy, a list of snow plow vendors with contact information can be available on the ICRHOA website. Al and Phil have indicated that they would be interested in plowing driveways.

Al said that since he has the responsibility to maintain the ICR roads, he should be the first contact for show plowing. Since the roads need to be plowed to clear a path for any snow plowing vendors to reach driveways, this makes sense.

Al hasn't made a decision yet about bringing cattle on the ranch for grazing this spring. He is considering the best way to deal with weed control and will probably mow the re-seeded areas rather than spray them.

Al brought up the broken trees that resulted from the heavy snows this winter and asked the Board for some guidance on using Phil to remove the fallen limbs and branches. The question is really about disposal. Since the burn pit on Mary Hanson's Lot 29 was never cleaned up, everyone agreed that it could be used for "spring cleaning."

Fred documented that the assignment of Board positions was done by a telephone meeting with all 2023 Board members attending. The 2023 Board of Director positions are: President, Fred Watson; Vice President, Richard Blake; Secretary, Russ Sweezey; Treasurer, Drake Chance; and At Large, Warren Lowe.

VI Discuss special assessment for snow removal and repairs of entrances

Fred will get an estimate for repairs so we have an appropriate amount to add to the known costs we've already paid for snow removal from January through March.

VII Discuss 2024 annual dues increase

At its July 31 meeting, the Board will prepare the 2024 budget and determine how much of a dues increase will be necessary to cover expenses. Information about the proposed dues increase will be sent

to property owners along with a ballot for voting. Any dues increase must be approved by at least 51% of HOA members prior to sending out the 2024 budget.

VIII Finalize policy on renewable energy generation devices and energy efficient measures

Discussion on the final draft of the policy was tabled until the July 31 meeting.

IX Add agricultural lease agreement to our web page and to our disclosure form that must be signed

The agricultural lease is recorded with the Montezuma County Assessor. Since a number of properties have changed hands since the 10-year lease was renewed in 2016, we will confer with Melissa at Altitude Community Law about sending the lease to all property owners so we have a current record of their approval of the terms of the lease.

The Indian Camp Ranch Homeowners Association Disclosure Statement, which must be signed by property buyers, states that, “Indian Camp Ranch has an agricultural lease with a local rancher that allows him to plant and maintain the fields on all properties contained within. It also authorizes him to bring cattle to graze each year. This allows all Indian Camp Ranch lots to be zoned as AG-35+ and gives us a significant lower property tax rate.” We will post the lease on the ICRHOA web site so it is available for review by all potential purchasers.

X What has been done about posting archaeological site information and reports on our web site

In order to post archaeological reports on our web site, they need to be digitized if they don't current exist as a PDF.

XI Documentation of artifacts given to residents by the Hansons is needed

As was discussed at the last Board meeting, 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.

Warren moved to include a letter about artifacts with the next assessment, Dick seconded the motion and it was approved.

XII Adjourn

Warren made a motion to adjourn the meeting, it was seconded by Drake, and the meeting was adjourned at 12:50 pm.

Respectfully submitted,
Russ Sweezey