

Indian Camp Ranch Homeowners Association

Meeting Minutes: Board of Directors Meeting

Monday, July 31, 2023

Hanson Residence, Indian Camp Ranch

I. Roll Call

Board Members attending: Richard “Dick” Blake, Drake Chance, Warren Lowe, Russ Sweezey, and Fred Watson. Others attending: Arleen Blake, Melinda Burdette, Al Heaton, Karen Kristen, Matthew Reynolds, Cynthia Sadler, Laura Watson, and Tom Wolf. President Fred Watson called the meeting to order at 10:35 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 April 5, 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

Drake distributed the 2023 ICRHOA Financial Statement, as of July 25, 2023.

Snow removal expenses totaling \$10,702 have been considerably more because of the amount of snow received in the first three months of this year. The budget of \$1,425 has been overspent by \$9,277.50. The snow removal expense plus the repairs to be made to the two paved front entrances necessitated the special assessment of \$600 per lot. The board approved the \$600 special assessment by email on April 15. All residents received an email on April 18, followed by a postal mailing, regarding the revised budget and notification that a meeting would be held in May to ratify the revised budget. Notification of the meeting date, time, and place was emailed to all property owners and posted on the ICRHOA website. The brief meeting was held on May 10 at 11:00 a.m. at the Watson’s home. In compliance with Colorado HOA law, the revised budget was approved since a majority of lot owners did not appear to veto the revised budget.

Drake apologized for the confusion on the the address change for remitting the special assessment and dues. We will be giving up ICRHOA’s post office box later this year. The new legal and mailing address for ICRHOA is: 22999 Road K, Cortez 81321. This is the address for one of the mailboxes at our front entrance.

Drake has sent reminders out for overdue dues and assessments.

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

V. Ranch Foreman Report

Al reported that the prairie dog problem is under control this year. There are still a few on the ranch, but we’ll never be rid of them completely. Drake said that he plans to add a line item to next year’s budget for Prairie Dog Control since this will become a recurring maintenance expense.

Fred asked Al for his thoughts on how he thinks the snow plowing can best be handled in the future. As we discussed at the April meeting, the HOA needs to get out of the “business” of taking care of driveway

plowing. The HOA will still be responsible for getting the ranch roads plowed, and as long as the ICR truck runs, we have the equipment to do this. Al isn't sure yet about the best way to go. Contractors want a monthly minimum to be "on call" for a quick response when needed. Al sees advantages to having a single independent contractor who handles the ranch roads and manages the driveway work under agreements with each property owner. Everybody's needs are different, and property owners are responsible for their driveways. Warren made a motion that the Board have a study session to determine a policy that will be as simple as possible to implement. Drake seconded the motion. Russ suggested that Al get estimates from several contractors so we can factor this into the discussion. The motion was approved.

Al did not spray the fields for weeds this spring because he didn't want to hurt the grass. As the grass continues to get established it will take over the weeds. When conditions are right later this summer, he would like to mow the fields selectively and keep some grass standing; the mowing will scatter the seeds and this will be beneficial. Phil has done a good job spraying and mowing the weeds along the sides of the road. It would be good to get some perennial grass to grow along the sides of the road, and this will keep the weeds down.

Al hasn't had a chance to address the hut roof repair at the south entrance.

VI Discuss/draft new snow plow policy.

We will schedule a study session, per the motion today.

VII Rough draft of the 2024 budget to be finalized at the October board meeting

Fred asked if we need to make changes to the the budget for 2024. One consideration would be adding to the budget for snow removal in case we have another winter like 2023. However, we could cover this with a special assessment should we have a repeat of these conditions. Another consideration is that we need a plan to build up the Reserve Fund to cover unexpected expenses. We only have approximately \$4,000 now in the reserve Fund, which isn't very much for emergencies.

Al said that we may exceed the farming expense this year with the mowing. He estimates this would be \$6,000-6,500 additional, plus some expense to stay on top of prairie dog control. However, the farming expense should drop in 2024 when he brings the cattle on the ranch since he won't need to mow. So \$14,000 – 15,000 should be good for 2024, plus we should have some income from the cattle. He suggested maybe increasing the budget for farm labor and reducing the farming expense.

VIII Discuss the possible need for a dues increase in 2024

Fred suggested that the Board review the 2024 budget for any adjustments at the study session for the snow removal policy.

As a reminder, should the Board feel a dues increase is necessary, information about the proposed 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.

IX Discuss the possible use of what was in the Hanson's shop building for HOA equipment storage and maintenance. The Pizza Hut could be sold eliminating our current equipment storage area.

Fred reported that the Hanson's house has sold to Leslie Masson; settlement is this afternoon. Crow Canyon is going to use the workshop for archival storage. We need to find another place to store ICRHOA's equipment. Al said that one truck is behind Crow Canyon's house on Road 23, and if Liz Perry is agreeable we could store the other equipment there if it's out of sight. Fred reported that Lot 29 has also been sold to Leslie Masson and ICRHOA members should be notified that they can't use the burn pit. Al is going to take care of the remaining debris there.

X Documentation of artifacts given to residents by the Hansons

Laura reported that two artifacts are missing from the inventory. Russ will send an email to all property owners with photographs requesting they be returned to the new Hanson property owner.

XI Status of ruin site excavation reports.

Laura said that all archaeological documentation is available in her office. Links to any reports that are accessible online can be added to the ICRHOA website..

XII Adjourn

Warren made a motion to adjourn the meeting, it was seconded by Drake, and the meeting was adjourned at 11:40 a.m.

Respectfully submitted,

Russ Sweezey