

The Homeowners Association of Indian Camp Ranch met Saturday, Nov. 26, 2005 in the home of Archie and Mary Hanson.

Archie Hanson, president, called the meeting to order at 2:30 pm. Mr. Hanson, Jon Callender, Jane Dillard and Stephen Glass were present from the board. Property owners attending were Melinda Burdette and Russ Sweezey, Leo Commandeur, Jan and George Conger, Stephanie Glass, Leila Hanson, Mary Hanson, Sarah and Pat Hatch, Karen Kristin, Alex and Skip Lange, Nancy and Curt Mangan, Lougene Renshaw, Hal Shepard, Judith and Porter Stone. Fifteen parcels were represented.

The minutes of the 2004 meeting were read and approved.

Dr. Callender, treasurer, gave a comprehensive report with various options, scenarios and reasons for raising the HOA dues. (See attached report.) After much discussion Mr Callender proposed raising the dues to \$1000.00 per parcel.

Included in the treasurer's report were costs, projections and possibilities for chip sealing the roads. An informal show of hands indicated two owners were against the paving for aesthetic reasons. Discussion followed on the benefits of road improvements with Mr. Lange sharing results of a sub-division paving project in Telluride, CO.

In old business, Mr. Hanson told of the trials and tribulations of the wheat planting and harvesting of the past year. Next year the wheat will come up from seed on its own and then the following year possibilities for a bio-diesel crop will be explored All of this is to maintain our agriculture tax exemption.

Mr. Glass inquired about research Bob Greenlee had done for registering and incorporating the HOA with the state of Colorado. Mr. Glass requested that he be able to look at the report from Mr. Greenlee and also that he be able to have a soft-copy of the treasurer's report with a detail of expenditures.

Ms. Kristin asked if there was a speed limit on the Ranch roads and what a safe speed might be. The blind intersection at Mary's Path and Road K was discussed.

Mr. Stone wanted to know if paving the roads would raise the property values. Mr. Hanson replied that it would not.

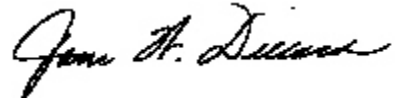
Mr. Shephard suggested looking into an umbrella insurance policy to cover property owners and board of directors liability.

It was noted that dues collected in 2006 cover the 2005 expenses so there will continue to be a deficit in next years' budget even if the dues are raised.

A letter will be sent in the near future to all parcel owners explaining the budget and road concerns and asking for a vote on raising the dues to \$1,000.00 per parcel per annum and on chip sealing the roads.

The meeting was adjourned at 3:55 pm.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Jane W. Dillard".

Jane W. Dillard, secretary

**Indian Camp Ranch
2005 Home Owners Association Meeting
Treasurer's Report**

- 2005 Income and Expenses
 - Income from dues: \$18,200
 - Paid costs: \$19,793 (cost per lot ~\$620)
 - AEH loan: \$1,050
 - Unbilled equipment costs: \$3,240
 - Actual costs: \$23,033 (cost per lot ~\$720)
 - Account balance: \$98
 - **Costs do not include management fees and labor surcharge**

- AEH loans to HOA since initiation: ~\$21,000

- AEH unbilled equipment support estimated at ~\$11,400 over last three years
 - Grader, roller, backhoe
 - Unbilled labor not estimated

- Chip & seal costs
 - Full chip & seal: ~\$219,000
 - AEH will carry loan at 7%, 10-year schedule, 5-year balloon
 - Cost per lot: ~\$890 per year for five years
 - ~\$3,740 balloon payment in year six
 - 16-foot chip & seal roadway: ~\$175,000
 - Same AEH loan terms
 - Cost per lot: ~\$710 per year for five years
 - ~\$3,000 balloon payment in year six
 - AEH continues to research costs and find lowest-cost vendor

- 2006 Budget
 - Option 1: no chip & seal, pay off AEH loan, ~\$1000 per lot
 - Option 2: chip & seal, pay off AEH loan
 - Full chip & seal, amortization of loan, ~\$1,750 per lot
 - 16-foot roadway chip & seal + amortization, ~\$1,570 per lot
 - Balloon payment of ~\$3000 - \$3750 in year six
 - **Costs do not include management fees and labor surcharge**

- 2007-2010
 - Without chip & seal, HOA dues ~\$1000 per lot per year until AEH loan repaid, then ~\$850 per lot per year
 - With chip & seal, HOA dues ~\$900 per lot per year until AEH loan repaid, then ~\$700 per lot per year