

Indian Camp Ranch Homeowners Association
Annual Meeting ~ Saturday, October 7, 2006
Held at Crow Canyon Archaeological Center, Cortez, CO
Minutes

Members Attending and Lot Number: Jon Callender and Leila Hanson (1), Archie and Mary Hanson (2, 21, 23), Lougene Renshaw (3), Karen Kristin (4 & 5), Jane Dillard (6), Ray and Susanna Hoy (8), Skip and Alex Lange (10), Sarah and Pat Hatch (13), Porter Stone (14), Curt Mangan (15), Hal Shepherd (18), Lisa and Jerry Mueller (20), Leo Commandeur (22), Julie House and Steve Roger (25), Arleen and Richard Blake (28, 31), Melinda Burdette and Russ Sweezey (30). Guest: Al Heaton

President Karen Kristin called the meeting to order at 10:10 a.m. and welcomed everyone. She provided a short history of the connections between Indian Camp Ranch and Crow Canyon Archaeological Center. Many of the former and present property owners have served on Crow Canyon's Board and are active in the Center as supporters, volunteers, and staff members. Karen thanked Crow Canyon President Ricky Lightfoot for providing a behind-the-scenes tour prior to the meeting and for offering the facilities for our Annual Meeting. Karen also recognized each Board member, as well as Ranch Manager Russ Sweezey, and acknowledged their help and work. She also thanked other members who have provided assistance to her and the Board on various matters. And, she praised Archie Hanson for coming to the aid of this fledgling Board in times of need.

Following introductions by all members present, Karen said that she needed to insert an urgent matter at this point in the agenda before we can proceed with our HOA business. In her letter of September 25th sent to the membership, she had addressed the matter of concerns from two members over the legality of the current Board, and a request she had received via a letter dated August 21st for an open election to be conducted at this time. The Board discussed these matters and chose to address them in two ways, as items included in the Agenda of this Annual Meeting under New Business: the establishment of a Bylaws Revision Committee and a Nominating Committee. In order to conduct the business of this Annual Meeting, Karen asked the members for a motion to approve a resolution which states: **Before proceeding with this meeting, the Board needs a resolution from the Membership which supports this Board and its actions this year, and that proposes to the Membership that they agree that the Board should continue in its role for the duration of this meeting and conduct the Agenda as proposed.**

A motion was made. Hal Shepherd said that he had written comments from Stephen Glass for the ICRHOA General Meeting today. In the fifth paragraph of his comments he said, "I respectfully request this group take no actions; particularly actions pertaining to ICR finances, until a duly elected HOA Board is in place." Hal distributed copies of Stephen Glass's comments [Secretary's note for clarification: this document was not in the form of a letter signed by or dated by Stephen Glass].

Discussion followed and opinions regarding how to proceed were expressed. Karen cautioned that if the members do not approve the motion of the aforementioned resolution, she will adjourn the meeting. She also stated that if the Board is not supported by the members as legitimate officers of the HOA to conduct this meeting, she does not feel that she has the authority to sign the agricultural grazing lease that a majority of members have agreed to, and it will be incumbent on each of the property owners individually to sign the lease between the ICRHOA and Al Heaton.

The members agreed to conduct a vote on the aforementioned resolution by secret ballot. Melinda Burdette reported on the proxy statements which were received for this meeting and to whom they were assigned, as follows: to Archie and Mary Hanson by Warren and Sylvia Lowe (Lot 9), Diane Arkenstone (Lot 17), Mike and Ginny Kistler (Lot 19), M Sullivan (Lot 24); to

Melinda Burdette by Sue Anschutz Rodgers (Lots 26 and 27). The secret ballot vote was conducted according to procedures conforming with state laws. The results of the vote were 24 members FOR the resolution, and 2 members OPPOSED.

Jon Callender noted that according to SB 100, the membership has to have 90 days to consider the budget. Today the membership can approve the 2007 budget, to be presented later in the meeting, but it requires ratification by the members.

At this point, the meeting proceeded according to the agenda. Board Secretary Melinda Burdette presented the minutes of the 2005 Annual Meeting, held on November 26th, and they were approved unanimously.

Board Treasurer Porter Stone gave the Treasurer's Report and distributed a report of the income, expenses, and transactions as of 10/05/06. The HOA has a balance of \$8,434 and expenses year-to-date of \$9,208.54. He commented that the budget has been essentially flat for many years, going back to the 1990's. He projects that our budget will be fully expended by the end of December. Archie mentioned that he will be submitting a bill for recent work in the amount of \$2,870. There were no questions from the membership about the Treasurer's Report. Karen noted that her letter to the membership of September 25th recapped the significant activities that had been undertaken by the Board.

Ranch Manager Russ Sweezey reported on the major projects that have been undertaken to maintain or improve safety, security, roads and culverts, weed control or mitigation, and general appearance of the ranch. Following the Board's approval of a speed limit of 25 mph, he has ordered speed limit signs which will be posted at the entrances, and dangerous intersection signs to heighten drivers' awareness of the curve and slope on Indian Camp Road near Pueblo Ruins Road. Weather is always a factor in maintenance expenditures, and we should anticipate expenditures for plowing the roads depending on the amount of snow we get. Russ noted that Stephen Glass recommended Dale Murphy to us for the road grading and snow removal, and he had done a great job at a reasonable cost and is dependable. Russ thinks we should consider doing more about security at the entrances, and possibly install an additional camera at the entrance to Duckfoot Road. Replacing or refurbishing property and road signs will be an on-going expense which will vary depending on changes in property ownership and how quickly the signs deteriorate due to aging and weathering. Liability insurance was recently purchased for the HOA. As webmaster for the web site he constructed in January, Russ is looking into password protection, as has been requested by several members.

Moving on to the matter of the agricultural grazing lease between the ICRHOA and farmer Al Heaton, Porter reported that 20 property owners have returned signed agreements in favor of the lease. Archie provided background on his discussions with the Montezuma County assessor's office, and said that the lease with Al Heaton, who is both a farmer and a rancher, is very much in our favor. Skip Lange addressed the members, saying that he is not opposed to the lease if it is for the best interests of Indian Camp Ranch. However, he expressed to members that he has concerns and wished to invite discussion. Skip shared information he had gathered from a number of agricultural experts in the local area, and asked that the minutes reflect that we will experience problems over the years with cattle because of trampling of ponds, the mess of "cow pies," the attraction of flies, and the road hazards of roaming cattle. Skip asked the members to allow him to contact two farmers about planting crops as an alternative solution to signing a grazing lease with Al Heaton.

At this point, discussion turned to the advantages of Al Heaton's proposal: weed abatement, aesthetics, and healthy land use. Weed control is an important consideration for all property owners, and Al will take care of this. Since we have the required majority of property owners agreeing to the lease, and since Al wants to begin planting his crop immediately, as soon as the weather permits, a motion was made that we proceed with the lease. The motion carried and there were no dissenting votes. Karen will sign the lease as President of the HOA.

Porter presented the 2007 Budget. He noted that the HOA has never established a Reserve Fund, and the Board felt this was important to do in 2007. The proposed budget includes \$4,630 for this Reserve Fund. He noted that another Board recommended change is that dues will be due on June 30th and December 31st for 2007 and succeeding years. Currently, dues are collected in January for the preceding year, and this will still be in effect for the 2006 assessment of \$550 which is payable by January 31, 2007. This new structure will bring in revenue for the current year of the Budget rather than for the year following..

Porter reviewed each line item of the proposed 2007 Budget. He pointed out that \$4,000 has been put into the budget for the ICR Loan Retirement to pay back Archie and Mary Hanson. The Hansons have agreed to further reduce the amount of the loan to be repaid from \$21,000 to \$16,000, and are also agreeable to a four-year loan repayment period in installments of \$4,000 a year (interest free). Porter noted that this works out to \$500 per parcel over the four-year period, or \$125 per parcel annually for four years. Several members who are among the most recent purchasers of property commented that they feel the repayment of this loan to the Hansons is the right thing to do because everyone who lives here now is the beneficiary of all that Archie and Mary have done to make Indian Camp Ranch the wonderful place it is today. It is a small price to pay for what we all enjoy.

Leila Hanson made a motion to approve the 2007 budget, and her motion was seconded and unanimously approved. Karen said that a letter will be sent to all members informing them that the 2007 budget was approved at the Annual Meeting, and she will explain what has to happen next under state law for the membership to ratify the budget and dues increase.

Karen announced that the Board approved the establishment of a Bylaws Revision Committee, and Board member Richard Blake has agreed to chair it. The following members volunteered to join this committee: Arleen Blake, Leila Hanson, Sarah Hatch, and Skip Lange. Richard indicated that he would like to have the revised bylaws ready for approval at the Annual Meeting in 2007.

Karen announced that the Board approved the establishment of a Nominating Committee, and Skip Lange has agreed to chair it. The following members volunteered to join this committee: Jane Dillard and Curt Mangan. Karen asked Skip to submit a written proposal for a procedural plan to the Board for approval, which will outline the process (in compliance with state laws) and time table. Skip said he would like to hold the election before the end of this year, and there was no disagreement.

Under new business, Hal relayed that he is all for property owners putting up fencing to keep the cattle out as they wish, but he cautioned against the use of electric fence, noting that this was the cause of one of the fires in Durango a few years ago that destroyed four homes. Al Heaton said that he would like to be able to use electric fencing on a limited basis when he needs to control his cattle, but the battery-powered electric fencing he would use should not be a cause for concern. **A motion was made that the ICRHOA will not permit land owners to use electric fence. The motion was seconded and unanimously approved.**

There being no further business, Karen Kristin thanked everyone for attending this Annual Meeting and adjourned the meeting at 12:45 p.m.

Respectfully submitted,

Melinda Burdette, *Secretary*