

Approved at the ICR HOA Annual Membership Meeting on October 10, 2009

Indian Camp Ranch
Homeowners Association
Annual Membership Meeting
October 4, 2008

By: Leila Hanson, Secretary

Location: Crow Canyon Archaeological Center

Present: Leila Hanson (Lot 1), Karen Kristin (Lots 4 & 5), Jane W. Dillard (Lot 6), Michael Kistler (Lot8), Skip and Alex Lange (Lot 10), Sarah and Pat Hatch (Lot 13), Porter and Judy Stone (Lot 14), Nancy Mangan (Lot 15), Archie and Mary Hanson (Lots 2, 21, 29), Melinda Burdette and Russ Sweezey (Lot 30).

Proxies: Warren and Sylvia Lowe (Lot 9), Robert and Diane Greenlee (Lot 11- Proxy was not useable), Jerry and Lisa Mueller (Lot 20), Jerry and Tammy Smith (Lot 23), Marilyn Sullivan (Lot 24), Sue Anschutz Rogers (Lot 26 and 27), and Richard and Arleen Blake (Lot 28 and 31),

President Porter Stone called the meeting to order at 10:00 a.m.

Porter Stone, President:

Porter welcomed the group. Everything seems to be in good shape at the Ranch. He indicated that there would be no changes to the CC&Rs today, and they would be discussed as a part of the meeting.

The Minutes of the last Indian Camp Ranch Annual Membership HOA Meeting (October 6, 2007):
These were discussed and accepted subject to one point Skip Lange wanted to modify by the addition of an entry to be sent to the Secretary (affecting page 6 of the report). Hollie motioned to approve as corrected, Russ seconded, and the motion carried unanimously.

Discussion on the Minutes: Mike indicated that he had been a HOA member with a different subdivision, and that adherence to the legal structure of the HOA was important. Porter indicated that we have tried to be diligent and keep documents posted on the website.

Skip sent the information he wanted to add to the Indian Camp Ranch Homeowners Association files to Leila after the meeting.

Ranch Manager's Report: Archie Hanson

Archie submitted a written report. The Report is attached.

Archie sent a notice to all HOA members about the offer of weekly inspections for homes.

Snowplowing: Jim Herrick is available again this year to plow, and getting the crew and equipment organized.

Planting: Richard Blake did plant the side of the road, and the planting failed to take hold.

Infestation: The Pine Saw Worms this year were very light and were sprayed.

Ranch Oversight and Security:

Archie is working on the security camera issue. See prior notes from the ICR HOA Board on this topic.

Snowplowing:

The Members have received a copy of the form that gives permission by the land owners for snowplowing drives and home sites to maintain access to properties and allow delivery of propane (this is voluntary on behalf of any land owner).

Entry Gate Easements on Lot 21:

Acquisition of a Montezuma Water Company Rural water TAP by the HOA was discussed, and Archie and Mary Hanson reiterated their offer to purchase the TAP for the HOA with a reimbursement of the cost by the HOA in the next few years (they may have located one for \$4500). Sarah Hatch, Treasurer, indicated that the HOA would be able to repay the cost of the TAP at \$200/month until paid in full, with the Board to follow up for decision making in this regard at the end of the year.

A motion was made that the ICR HOA authorize the purchase of a Montezuma Water Company TAP by Archie and Mary Hanson, up to the price of \$5000, that the ICR HOA would acquire from the Hansons.

Leila motioned and Karen seconded, and the motion carried unanimously. The Board will allocate the reimbursement of the cost to the Hansons per the 2009 budget.

Treasurer's Report: Sarah (Hollie) Hatch

Hollie presented the HOA financial report (attached). Discussion was held. **A motion was made to accept the Treasurer's Report.** Judy made the Motion, Skip seconded it. Motion carried unanimously.

Porter has opened an interest bearing bank account, and Hollie opened a money market account which now has a 2.5% interest rate. Money transfers to the checking account as needed. Archie turns in bills which are well categorized. The Ranch is in pretty good condition financially for next year. In 2009 we will look at the cost of snowplowing and the potential purchase of a Montezuma Water Company TAP through the Hansons.

Revision of the CC&Rs: Archie Hanson

The redraft of the CC&Rs that was posted on the website was superseded by an amended draft by Archie, which was presented to Membership at the meeting (it will be added to the website for

consideration by the Membership). The document does not modify the CC&Rs substantially. A new plat map would be needed to accompany the recordation of the revised CC&Rs, and a surveyor could prepare the plat. The revised CC&Rs would serve for all the properties on Indian Camp Ranch. Lots of work had gone into the reviews of the CC&Rs, and the proposed changes are mainly housekeeping items. No approval of the revisions was sought at the meeting.

Jane indicated that the issues about Archaeology could use clarification (i.e. retention of artifacts, nomenclature, burial sites), succession issues would be important, and Section 3 about stabilization needs addressing. Bob Greenlee has offered to go over this in detail (per Porter). Skip Lange offered to have members meet at his home to go over the CC&Rs when Bob comes to town. An Ad Hoc committee could be formed, per Porter.

Archaeology: Chief of Archaeology: Melinda Burdette

Melinda presented and read an “ethics” paper on archaeology, which has links on the website. She referenced the CC&Rs, Section 3, on preservation and touched on Archaeological sites and outlines. Melinda reiterated that while she is not an Archaeologist, she is available as a resource.

ICR HOA Board of Directors: Nominations and voting for positions on the ICR HOA Board of Directors:

Archie made a motion that the current Board of Directors remain in place for the next year, and nominated Porter and Hollie to the slate since they were up for election. Skip agreed. Leila nominated Nancy, who declined. Russ motioned that the nominations be closed and the 2 nominees be approved. Archie seconded the motion. **The motion carried unanimously that Porter and Hollie serve on the Board of Directors for the ICR HOA.**

The Board of Directors will select Officers at the December meeting of the Board.

Old Business:

ICR HOA List: this can be posted to the website, and if any member opposes the list, the member can ask Russ to remove their name from the list on the site. Leila can send the list to Russ after review and Russ can post it. Members can contact Russ for the password.

Bylaws: Leila completed the recordation of the updated Bylaws with the County Clerk and Recorder. Russ has posted the recorded document to the website.

New Legislation 2008: HB08-1135 and HB08-1270 were enacted in Colorado. Russ has posted these Bills to the website.

New Business:

The fiscal year in the CC&Rs: Hollie indicated that the members owe dues in December, and dues could be paid in 2 parts through the year if this item were modified. She will look over the CC&Rs on this point.

Judy indicated her appreciation for Melinda's efforts, and the consideration being shown for our responsibilities to those who will follow in the future. She elaborated that we should have a kind approach to each other in this beautiful place we live in.

Internet Access: Mike Kistler has high speed internet access now on a satellite system. Russ indicated that if many of the lot owners wanted DSL installed, it may be available (Cedar Mesa Ranch has been thinking of this).

The next Board of Director's meeting will be held December 13th, 2008 at the home of Porter and Judy Stone at 10:00 a.m. (Note: this is a modified date from Dec. 20th, 2008).

A motion to adjourn the meeting was made by Archie and seconded by Judy, and unanimously accepted. The meeting adjourned at 11:45 a.m.