

Indian Camp Ranch  
Homeowners Association  
Annual Membership Meeting  
October 10, 2009

By: Leila Hanson, Secretary

Location: Crow Canyon Archaeological Center

Present: Jon Callender and Leila Hanson (Lot 1), Karen Kristin (Lots 4 & 5), Michael and Ginny Kistler (Lot8), Skip and Alex Lange (Lot 10), Fred and Laura Watson (Lot12), Sarah and Pat Hatch (Lot 13), Porter and Judy Stone (Lot 14), Curt Mangan (Lot 15), Hal Shepherd (Lot 18), Lee Bergman (Lot 19), Jerry and Lisa Mueller (Lot 20), Jerry and Tammy Smith (Lot 23), Archie and Mary Hanson (Lots 2, 21, 29), and Melinda Burdette and Russ Sweezy (Lot 30).

Proxies: Stephen and Stephanie Glass and Lougene Renshaw (Lot 3), Jane Dillard (Lot 6), Warren and Sylvia Lowe (Lot 9), Robert and Diane Greenlee (Lot 11), James and Kate North (Lot 16), Diane Arkenstone (Lot 17), Leo and Debbie Commandeur (Lot 22), Marilyn Sullivan (Lot 24), Steve and Julie Roger (Lot 25), 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 10:10 a.m.

**Porter Stone, President:**

Porter welcomed the group. He acknowledged that it is the 20<sup>th</sup> Anniversary of the formation of Indian Camp Ranch, and thanked Archie and Mary for their vision and dedication to the Ranch, which was applauded by all present.

Porter thanked the CC&R Committee for their work on behalf of the membership. He indicated that Crow Canyon had a proposal for research at ICR that would be addressed by Melinda during the meeting. He acknowledged the dedication of the Board and thanked the outgoing Board members (Leila, Melinda, and Karen). He acknowledged Curt as Ranch Manager, and thanked Archie and Curt for the efforts they make to create a better Ranch for the members. He appreciated all who serve.

**The Minutes of the last Indian Camp Ranch Annual Membership HOA Meeting (October 4, 2008):**

**These were read and accepted.** Archie motioned to approve, Laura seconded, and the motion carried unanimously.

**Treasurer's Report: Sarah (Hollie) Hatch**

Hollie presented the HOA financial report. Gravel has not been a big expense this year, so the Money Market account has not been used. Gravel will be purchased later. HOA membership dues are payable in December and June. The budget reflects a lot of snowplowing last year, and this year remains to be determined by the weather. The Hanson loan to the HOA of \$16,000 has been paid off at \$4,000 per

year (\$12,000 to date) and will be paid in full in June 2010. The Montezuma Water Company TAP expense of \$5,000 is being paid at \$450 per quarter (\$1350 to date), and will be paid in full in the third quarter of 2011. The budget is on track. **A motion was made to accept the Treasurer's Report.** Mary made the Motion, Jerry seconded it and the motion carried unanimously.

**Snowplowing:**

The snowplow request form has been posted to the website for those who want to participate this year. Some members who participated last year may have a credit balance. Hollie has the accounting.

**Ranch Manager's Report: Curt Mangan**

Curt gave a verbal report, indicating that not much has changed since last year. Archie has continued to drag the roads diligently (at his own expense). When the Ranch gets enough rain/moisture on the ground the roads can be graveled where needed. He is getting reflective markers at \$1.49 each to help mark the roads when the snow obscures them. Lot owners can ask him to get markers for their lots as well. Al Heaton planted the fields, and we await moisture to get the plants growing. Jim Herrick is available to snowplow again this winter.

Archie added that Curt is doing a very good job, and thanked him for his efforts. Gravel has been brought back up onto the roads, and when there's more moisture the gravel will be able to compact on the driving surface. Mary's Path has only a skim coat of gravel, and will need more gravel in the future.

**The Ranch Manager's report was approved.** Jerry moved and Archie seconded, and the report was approved unanimously.

**Communications: Russ Sweezey**

Russ stated that the ICR HOA website has many postings for communications to the members that include Board and Annual Meeting Minutes, reports, accounting/budget information and legal items. Useful links can be found on the site. He keeps it up to date. Lot owners are posted on a pass code protected page (see Russ for the code) with name, phone, and e-mail contact info (at the discretion of the lot owner).

Archie acknowledged Russ for his diligence in keeping the site updated and thanked him for his work.

**Revision of the CC&Rs: Porter Stone**

Membership voted to approve the revised CC&Rs and the document was recorded with the Montezuma Clerk and Recorder.

**Archaeology: Archaeological Advisor to the Board: Melinda Burdette**

Melinda gave a brief outline of a possible collaboration between Crow Canyon and ICR concerning basketmaker sites of interest. The property owners will be receiving more information as the issues are explored. The effort could be beneficial to all parties.

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

The Board had 3 positions open for the next year. Leila, Karen, and Melinda will complete their terms on the Board at the end of the year. Porter and Hollie have 1 more year on the Board.

Elections were held. Nominees were Karen Kristin, Russ Sweezey, Mike Kistler, and Hal Shepherd. Nominees addressed the membership and informed the group about themselves and their desire to serve on the Board. Elected to the Board were Russ Sweezey, Mike Kistler, and Hal Shepherd.

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

**Old Business:**

**Entry Gate Easements on Lot 21:**

The Entry Gate Easements from Lot 21 to the HOA have been completed. The County approved the land dedication to the HOA (as surveyed by Maness and Associates).

Acquisition of a Montezuma Water Company Rural water TAP by the HOA for the Entry Gate areas was completed.

**New Business:**

Lee suggested that if there were changes proposed to the CC&Rs in future, the membership might vote on each item to be considered for change as opposed to the entire document with all the changes included in it.

The next Board of Director's meeting will be held December 5th, 2009 at the home of Porter and Judy Stone at 10:00 a.m. The meeting will be comprised of both the current Board and the newly elected board members.

**A motion to adjourn** the meeting was made by Curt and seconded by Lee, and unanimously accepted. The meeting adjourned at 11:35 a.m.