

## **Minutes**

### **Indian Camp Ranch Homeowners Association**

#### **Annual Meeting**

**October 2, 2010**

**I. Call to Order: 10:10 am**

**Present were Jon Callender & Leila Hanson (#1), Archie and Mary Hanson (#2& #29), Jane Dillard (#6), Mike and Ginny Kistler (#8), Pat and Sarah Hatch (#13), Porter and Judy Stone (#14), Curt Mangan (#15), Hal Shepherd (#18), Jerry and Tammy Smith (#23) , Steve and Julie Roger (#25), and Russ Sweezey and Melinda Burdette (#30).**

**Thirteen proxies were submitted, therefore a quorum was obtained.**

**Scott Ortman was an invited visitor, present to present a slide program on the agreement between Crow Canyon and Indian Camp Ranch HOA and to lead a field trip to the Dillard site. Hal welcomed him and expressed our appreciation for his work on the project.**

**II. Additions to the Agenda:**

**None**

**III. Minutes of the Previous Meeting and Special Meeting:**

**The minutes of the Annual Meeting 2009 were presented in written form and had been posted on the website since February 2010 for viewing.**

**Motion to accept as presented made by Leila/ second Melinda. Accepted unanimously**

**IV. Treasurer's Report:**

**Report presented by Russ. All owed monies collected excepting the "cattle" payment; a few bills out yet, plant materials and gravel for the landscaping project and newly purchased culverts much needed after the recent very heavy rains. Motion to accept the report made by Mary/ second Jane. Accepted unanimously. Russ also indicated that the 2010-**

**2011 snowplowing season forms were available. The deadline for submitting forms and funds is November. He suggested that those who do not participate in the “snow accounts” and have to be billed for each occurrence be charged a little more than those who prepay. No action taken.**

**V. Ranch Manager’s Report:**

**Curt gave an extensive written annual report wherein the main topic was roads; road conditions, gravel for roads, grading of roads, snow removal from roads, dust on the roads and cost increases in all of these categories. Snow removal costs this year will increase no matter who is hired to do the job ranging from \$100-\$110 per hour. Curt has done research over the past couple of years into the use of mag-chloride as dust control and newer polymer products that are priced out of our budget. He has also researched chip-seal as to cost and effectiveness for our purposes and problems at the Ranch and presented a bid in the amount of \$167,000 which can be paid for over a period of years without raising the homeowner’s dues. (Please see attached written report and the website.) Further questions and answers ensued.**

**Question: How wide was the proposed chip- seal? 16 feet**

**Question: Would speed bumps be included?- likely reduced speed signs**

**Question: How would property values be affected?- increased for selling purposes**

**Question: What about edge maintenance?- discussion about horses being held to the middle of the road, cattle however are free range. Even though some irrigation water is due to be pressurized the Ranch does not own enough shares to keep a grass shoulder watered as necessary at the present time.**

**Melinda thanked Curt for his time and effort involved on this roads project and all his work as Ranch Manager. A motion was made by Jon**

**that a straw vote be taken to see if there was enough interest to continue the research. That vote indicated interest on the part of those present. In order to continue the research Hal will consult with the tax assessor on affect for taxation value and Curt will speak with the county road department on upkeep, maintenance and longevity of chip-seal as suggested by Jon. Further inquiries will also be made into financing.**

**All of this information on extended widths, effect on taxes, bank financing and an explanation of the HOA finances and budget will be obtained and emailed to the full membership in a few days to be followed by a formal vote to proceed or not.**

**VI. Old Business:**

**The agreement with Crow Canyon has been signed and all responses received have been positive in regard to applying for Historic designation.**

**VII. New Business:**

**Election of two new Board members to fill the expired terms of Porter and Hollie was held. Two members applied, Archie and Hollie. A Motion was made by Jon to elect the slate by acclamation/second Porter. Vote was unanimous.**

**VIII. Adjourn: The business meeting closed at 12:10 pm to be followed by a slide presentation by Scott and the field trip.**