

## Minutes

### Indian Camp Ranch Homeowners Association

#### Annual Meeting

October 8, 2011

**I. Call to Order: 10:25 am**

**II. Roll Call:**

Present were Leila Hanson (#1), Archie and Mary Hanson (#2& #29), Karen Kristin (#4 & #5), Jane Dillard (#6), Mike and Ginny Kistler (#8), Fred and Laura Watson (#12), Pat and Sarah Hatch (#13), Porter and Judy Stone (#14), Nancy Mangan (#15), Hal Shepherd (#18), Jerry and Lisa Mueller (#20), Jerry Smith (#21 & #23) and Russ Sweezey and Melinda Burdette (#30).

Thirteen proxies were submitted, therefore a quorum was obtained. The names on the proxies submitted and their assignment was read out loud. Visitors included Shanna Diederichs and Mark Varien of Crow Canyon. The contact information sheet was passed around for updating.

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

The minutes of the Annual Meeting 2010 were presented in written form and had been posted on the website over the past year. **Motion by Porter to suspend reading out loud/second by Lisa. All approved. Motion to accept as presented made by Porter/ second Nancy. Accepted unanimously.**

**IV. Treasurer's Report:**

Report presented by Russ. All owed monies collected. "Cattle" payment was submitted on meeting date. Sarah presented postage bill to Russ. Archie has not yet presented almost a year's accumulation of invoices, therefore funds reported on hand are not a truly accurate picture of our monetary position. Russ reported on the purchase of the Ranch's own snowplow and hoped for money savings being able to hire Rick for plowing.

Also the water tap is now installed for the two entrances. The amounts in the snow accounts for those present were read out loud and forms made available for the upcoming season. It was noted that Curt will be the monitor for plowing or not this season. See attached spreadsheet for specific figures.

Leila questioned the possibility of reducing the annual dues. Hal's response was positive for the Board to consider after a season of using the snow plow and coming up with a better and more timely method of reimbursing Archie's expenses and making sure we held some funds in reserve for any contingency. **Motion to accept the report made by Porter/ second Jane. Accepted unanimously.**

**V. Ranch Manager's Report:**

Archie presented an extensive written annual report wherein the main topic was roads and the effort put forth by several folks to bring the chip/seal project to fruition. It did not happen due to bad information on the part of Casey McClellan and the inability of the HOA to qualify for more than a \$200,000 loan. Refer to the attached report for further Ranch maintenance activities. Discussion on the snow markers, their positioning and placement and removal each season was held. Questions were entertained concerning Archie's desire to find a replacement as Ranch Manager so he can pursue other personal projects. The Board is charged with pulling together a list of names of people who might make a "fit" into the Ranch's operation in a part time supervisory/work position. It was noted by Lisa that projects on the Ranch need prioritizing to keep us within our budget. Judy brought up the question of equipment to do the various chores around the Ranch. That would have to be provided by any contractor/ worker hired for a specific job.

Appreciation was expressed by all to Archie for all the work and time involved in keeping the appearance of the Ranch at a high level.

## VI. Old Business:

- A. Hal gave an update on the road project saying that the project is essentially dead at this point. Casey failed to respond to calls on submitting an updated bid or to give any type of guarantee on his work. After seeking and receiving several more bids it was obvious that Casey had drastically underbid the project. Another approach presented by Hal was to assess every lot \$10,000 . This amount would be on top of any cost to the individual lot owner that wanted to pave their driveway as that needs to be done before work begins on any surfacing of the roads to keep heavy equipment off newly paved areas. Discussion followed. Jane asked about magnesium chloride for dust control. The mag-chloride works for dust, but is corrosive to vehicles and not acceptable to the Board. Lisa suggested that some monies be taken each year to pave a section of the road until it was all completed. It was noted that that approach would take a very long time and probably end up being more expensive than doing the entire project at once. Melinda asked about interest of individuals paving their driveways. The process of building up shoulders, making parking spaces, etc. to ready a drive for paving adds to the expense, but is up to the lot owner. In summary, Archie phrased it best, "dirt or debt".
- B. Leila brought up the passage of a bill in the State Legislature concerning the taxing guidelines for agricultural lands with houses. The two acres around the house on agricultural land may be assessed at a different rate than presently taxed if the dwelling is not an integral part of the business of agriculture. At this point we do not know how, or if, this might affect some of our lot owners in the future.
- C. Crow Canyon Reports:

Shanna gave an update on the progress at the Dillard site. See attached report. She also noted that a grant from the State Historical Society had been received and one is "in the works" from the National Science Foundation. The schedule for the spring will include coordinating with Al Heaton on a method to protect both the sites and the cattle, likely electric fencing. Al has been most cooperative where there have been

remote sensing areas in the fields. There should be more remote sensing occurring and there have been inquiries from Time Team America and School of Mines for inclusion in the overall project in a variety of aspects. Shanna indicated that there might be a few datum points visible. They are for further accurate locating of some of the many BM III sites found over the property and should have no impact on travel, hiking or the horses.

Mark gave a presentation on the National Historic Register process of nomination. Our nomination title is "Indian Camp Ranch Archaeological District". The short version is: prepare a very specific criteria oriented document; submit it to the State Historical Society Board for review; make any changes suggested or required by them; and resubmit for review. (This is where we are in the process at meeting time.) That Board then submits the nomination to the "keeper" of the National Historic Register for acceptance or denial. There are four areas of criteria in the nomination process, three of which must be met. Mark went through several points in each of the three areas that apply to ICR and that make ICR an exceptionally unique nomination, not only for the country, but for the world, one being the Dillard site BM III Great Kiva. A nomination document is available for reading from the ICR HOA Board to better illustrate all the criteria that must be met to be considered and Mark's defense for each. This extensive document is a collaboration of Shanna Diederichs and Mark Varien and represents many hours of labor.

Hal expressed everyone's thanks to Archie and Mary for their vision and to Mark and Shanna for their enthusiastic participation in this entire project.

Questions from the attendees included effect on property rights (none); how is it known that the great kiva at the Dillard site is connected to BM III (ceramic dating); are there BM III sites under other sites more visible on top of the ground (yes). Remote sensing is planned for the Hatch site #4 where it is thought a P II site is built directly in a BM III site, perhaps a kiva, in order to establish a sensing footprint for future reference. In

addition Mark noted that ICR could well be so significant that it would stand as a model for other private properties worldwide.

**VII. New Business:**

Election of three new Board members to fill the expired terms of Hal, Mike and Russ was held. There were no nominations from the floor. **A Motion was made by Porter to re- elect the Board as it stands by acclamation/second Karen. Vote was unanimous.**

**VIII. Adjourn:**

The business meeting closed at 12:55 pm to be followed by a tour of the Dillard site if desired. **Motion to adjourn Porter/ second Pat. All approve.**

**Indian Camp Ranch Homeowners Association**

1/1/2011 - 11/02/2011

<b>Income</b>						
<b>2010 Income</b>	<b>Budgeted Income</b>	<b>Account#</b>	<b>Account Name</b>	<b>Actual Income</b>	<b>over/under estimate</b>	
\$32,145.00	\$32,000.00	1	Annual Assessments	\$19,000.00	-\$13,000.00	
\$1,855.80	\$0.00	2	Special Assessments	\$0.00	\$0.00	
\$0.00	\$1,200.00	3	Cattle and/or Farm	\$0.00	-\$1,200.00	
\$191.85	\$180.00	4	Money Market Interest	\$81.52	-\$98.48	
<b>\$34,192.65</b>	<b>Total \$33,380.00</b>			<b>\$19,081.52</b>	<b>-\$14,298.48</b>	
<b>Expenses</b>						
<b>2010 Expense</b>	<b>Budgeted Expense</b>	<b>Account#</b>	<b>Account Name</b>	<b>Actual Expense</b>	<b>over/under estimate</b>	
			<b>Roads</b>			
\$0.00		1	Road Base	\$4,535.01	-\$4,535.01	
\$0.00		2	Misc. Gravel			
\$530.00		3	Grading		\$0.00	
\$2,519.32	\$600.00	4	Culverts/Cattle Guards		\$600.00	
\$6,305.70	\$4,000.00	5	Snow Removal	\$1,890.00	\$2,110.00	
\$0.00	\$4,200.00	26	Pickup with Snow Plow	\$3,500.00	\$700.00	
			<b>General Maintenance</b>			
\$14,376.50	\$2,000.00	6	Weed Control/Landscaping	\$1,360.46	\$639.54	
\$526.70	\$600.00	7	Utilities (Entrance Electric & Water)	\$373.06	\$226.94	
			<b>Signs</b>			
\$0.00		8	Entrance security	\$15.00	-\$15.00	
\$0.00	\$450.00	9	Lot ID/ PO Box ID	\$315.00	\$135.00	
\$211.60		10	Speed, safety		\$0.00	
			<b>Security</b>			
\$0.00		11	Cameras		\$0.00	
			<b>Compensation</b>			
\$3,600.00	\$3,600.00	12	Ranch Manager	\$1,575.00	\$2,025.00	
			<b>Administration</b>			
\$37.54	\$50.00	13	Printed Materials		\$50.00	
\$93.48	\$50.00	14	Postage	\$17.60	\$32.40	
\$44.00	\$45.00	15	PO Box	\$44.00	\$1.00	
\$150.00	\$150.00	16	Website	\$150.00	\$0.00	
\$10.00	\$20.00	17	Legal (filing fees)	\$93.95	-\$73.95	
\$220.00	\$250.00	18	Accounting	\$225.00	\$25.00	
\$625.00	\$650.00	19	Liability Insurance ICRHOA, D&O	\$625.00	\$25.00	
\$6,700.00		<b>20</b>	<b>AEH Loan Retirement/Water Tap</b>			
\$0.00	\$15.00	25	Property Taxes for Two Entrances	\$10.96	\$4.04	
\$16.00	\$20.00	21	Bank Fees		\$20.00	
\$0.00	\$16,480.00	22	Future Projects		\$16,480.00	
\$385.29	\$200.00	24	Net10 Cell Service for Rick Duran	\$161.28	\$38.72	
<b>\$36,351.13</b>	<b>Total \$33,380.00</b>			<b>\$14,891.32</b>	<b>\$18,488.68</b>	
\$2,500.00	\$2,500.00		Contingency Fund/MM Min	\$2,500.00		
\$450.00	\$450.00		Reserve/ Checking Min.	\$450.00	<i>includes snow accts.-&gt;</i>	\$3,370.00

**Money left in snow accounts for 2011-2012 Snow Season**

<b>Dillard</b>	<b>\$0.00</b>
<b>Glass</b>	<b>\$35.00</b>
<b>Hanson</b>	<b>\$70.00</b>
<b>Kistler</b>	<b>\$70.00</b>
<b>Kristin</b>	<b>\$35.00</b>
<b>Roger</b>	<b>\$70.00</b>
<b>Shepherd</b>	<b>\$35.00</b>
<b>Stone</b>	<b>\$0.00</b>
<b>Watson</b>	<b>\$70.00</b>
<b>TOTAL</b>	<b>\$385.00</b>

RANCH MANAGER'S REPORT  
INDIAN CAMP RANCH HOA  
OCTOBER 8, 2011

For the last 6 or 7 years I have written very complete Reports about the conditions on various portions of the Ranch but this time I will be as brief as possible because most of our members are aware of the amount of time and effort involved to maintain our property as well kept as possible.

The only impression a first time visitor will have of our property will be of the well kept roads and entrances to every parcel. This will reflect on property values and make us all aware that Indian Camp Ranch is a very special place.

**ROADS:** The most time consuming item this year has been the effort to find a way to chip seal the roads. We started off with a bid of \$207,000. from Casey McClelland and Hal Shepherd and Curt Mangan spent a great deal of time trying to procure a loan of \$200,000. They did locate a potential loan and then could not get McClelland to respond to calls when it became apparent that this bid was not to become real.

I contacted over 12 potential road contractors over a 2 months period with many meetings and came to realize that the job could not be done for less than \$350,000. I received 8 bids, some of them verbal, and 4 written and signed from 350,000 to \$362,000. The complete deals are in a written Report presented to the HOA Board at our meeting in September, 2011. The price was so high that it was agreed the project was not doable. My personal opinion is that it would be better to have dust than debt. The road chip seal project is dead at this time.

**FARMING:** Al Heaton has had a profitable crop this year with a reported yield of 12 bushels of Winter Wheat per acre. He has disked under the seed that fell on the ground and will have a "volunteer" crop that will be for cattle in 2012. He expects to spray for weed control to eradicate the knap weed before the snows come. The following year (2013) he will plant and hope for another good rain year. He has given us the \$1200 rent which is for 2011.

**ROADS:** We put a layer of 3"/4" base material on Mary's Path and on Road 21.9 (Kristen and Glass). The only road that has never been based is Jon Callender's section of Road 21.9.

A great deal of tractor time was spent pulling up extra gravel from the sides of every road. This procedure has put the gravel back in place rather than having to purchase more base material. I drag the roads on an average of every 10 days. Each dragging takes 6 hours if I go as far as the banks and only 4 hours if just from gutter to gutter. This year we picked up every rock on the roads and the appearance is the best we have ever had.

Dick Blake did not want 10 Yucca plants so we transplanted them along Duckfoot Road to fill the vacant spots where some previous plants had died. We also trimmed some trees along Road K to improve the site picture on all curves for safety sake. The road impact due to more traffic to the Dillard site has been minimal. All the drivers drive at a sensible speed and we are very pleased at their courtesy.



The roads are all in great shape! Several owners have taken time to clear and improve their road frontage and Steve and Julie Rogers have been very active in this matter.

**WATER DRAINAGE:** We had the backhoe dig a deeper channel on the north side of the road in front of the Mueller's property to solve the erosion problem across the road. A larger drainage pipe was placed in front of the Smith's drive and a deeper ditch was dug to the existing drain pipe across Duckfoot Road. All culverts were opened at each end by the backhoe and the rains were not a problem this year. As soon as the ground is dryer, we plan to wash all culverts clean with the Fire Truck.

**BRIDLE TRAILS:** We bulldozed more bridle trails this summer and now you ride completely around the Ranch. They are capable of travel by an ATV in case of an emergency or help reach a fire.

**MAIL BOXES:** All the mailbox engraved signs that were faded were replaced and several names were changed. We are now charging \$25. per name sign to be paid for by the individual owner.

**NAME SIGNS:** Ownership signs are now costing \$175. to the owner. This cost covers removal and replacing: removing the old name, sanding , painting and putting on the name and address.

**FIRE PREPARATIONS:** Every metal frame around the name sign has an engraved information plaque on the bottom that contains information for the Fire Department. The lower center number is the distance from the entry to your front door. The fire people need to know this distance if they have to lay a hose line. Most large fire trucks will not go up your driveway. The numbers to the right and left is the distance to the nearest hydrant. All the fire hydrants have been painted recently and weeds have been cleared around them for more visibility.


**MOWING:** We have mowed almost all of the sides for a better appearance and all entrances of owners have been mowed for a better appearance. Both of our entrances are kept mowed and hand weeded.

**PUBLIC INPUT:** When the Board was contemplating the surfacing of the roads in 2010, I informed them that the rock walls on Road K in front of Lange, Lowe and Kistler were too close to the road center to allow a road grader to grade a smooth road and shoulder. They agreed to remove the wall for the planned new road. The walls were removed and each culvert was extended by 5 ft and dirt was brought in to fill the additional space. Having no need for the to be removed rock rocks, I accepted Doug Thatcher's offer to remove the rocks for some work he was doing for the Kistlers. All of this information is covered in the Board Meeting of September 18, 2010.

**WATER METER:** The HOA water meter to provide water to the two front entrances has now been installed.

**RANCH MANAGER:** I have reached the time in my life where I cannot give most of every day working on the upkeep of the Ranch. I am running out of time that I need to complete some other projects very important to me. I would like to find my replacement.

Sincerely,



Archie Hanson  
Ranch Manager