

Minutes

Indian Camp Ranch Homeowners Association

Annual Meeting

October 6, 2012

I. Call to Order: 10:15 am

II. Roll Call:

Present were Leila Hanson and Jon Callender (#1), Archie and Mary Hanson (#2& #29), Jane Dillard (#6), Mike and Ginny Kistler (#8), Fred and Laura Watson (#12), Pat and Sarah Hatch (#13), Porter and Judy Stone (#14), Curt Mangan (#15), Hal Shepherd (#18), Lee Bergman and Peggy Tennyson (Lot#19), Steve and Julie Roger (Lot#25) 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 Shirley Powell of Crow Canyon. The contact information sheet was passed around for updating.

III. Minutes of the Previous Meeting:

The minutes of the Annual Meeting 2011 were presented in written form and had been posted on the website over the past year. **Motion to accept as presented made by Jon/ second Fred. Accepted unanimously.**

IV. Treasurer's Report:

Report presented by Russ. One dues bill with interest owed yet. Bank interest rates are very low so we have very little income from interest. A few minor bills paid in the past week are not recorded. There have been some "one time only" expenses this year with the snowplow truck and the entrances (water bill). Please see attached spreadsheet for specific figures.

Leila questioned the efficacy of the snowplow purchase. There hasn't been enough time elapsed with enough snow on the roads to really give a good response to her question, but with its use so far and paying Rick only \$15 per hour for his labor it still seems to be

a good purchase was the Boards response. Leila and Jon mentioned that through their Kernan Creek experience that the Board might be able to purchase liability insurance for less through American Family. It was explained that our State Farm insurance covered the Ranch, the officers and the truck. It would be explored however. **Motion to accept the report made by Porter/ second Lee. . Accepted unanimously.**

V.Ranch Manager's Report:

Curt read a written report giving specifics on road work, the snowplow, and entrance work done. A new bid will be sought for 2013 on weed spraying as Curt was not entirely satisfied with the 2012 results. Thanks to Julie, Steve, Al, Archie and Curt for their commitment to keeping the Ranch looking its best.

Suggestions for future consideration:

Select one trash collection company for the entire ranch eliminating one truck traffic and obtaining a subdivision rate for everyone.

Post "Private Road" 20-25 mile hour signs

Install security gates at entrances

Please see attached report for full Ranch Manager's report.

Discussion was held on paving just the trouble portions of our road system. It was noted that larger culverts would take care of some of the issues that these infrequent super hard and long rains cause and that the beginning and ending of paved sections onto gravel always result in potholes. Again, mag chloride was brought up and discussed. Also discussed were the various methods of prairie dog control. Noted was the fact that all properties need to be treated to have an effect on the Ranch at large. Individual owners may use their most preferred method at their expense, however as an overall Ranch method, the treated green wheat suggested by Al Heaton and supplied by Al at no cost is currently preferred by most. Lee volunteered to create a report on the various methods and treatments available and their effect down the line on wildlife and property and owners in conjunction with Curt and Al to be forwarded to all lot owners for their consideration.

Hal mentioned that the present road project is progressing well with Curt and Sanchez working together and thanked them both.

VI.Old Business:

Hal read the Thank You letter signed by the Board on behalf of the HOA and sent to Crow Canyon for their immense help in obtaining the National Historic Designation for the Ranch and mentioned the plaques placed at the front entrances and those available to individual lot owners if they choose to purchase one. Thanks to Archie, Mary, Jon and Leila for representing the Ranch at the National Historic Board meeting in Denver. All commented on how welcome they felt at that meeting and the encouragement they received. Jane mentioned that various Historic Board members had visited Dillard site and were impressed with the Ranch and its dedication to the preservation of its sites. In furtherance of the BMIII project, Jane reported that she presented a paper at this year's Pecos Conference. The Board noted the Fourth Year Agreement with Crow Canyon for the continuation of the Basket Maker III project.

VII. New Business:

- A. Discussion was held on the present address signs and the frequency of repairs or replacement. Some lot owners prefer only addresses and no names on their signs. Archie said the CC&Rs allowed for only addresses if preferred as long as the font and size of numbers and letters were appropriate to the size of the present sign. Initial information on new permanent steel signs was put forth to see if there was any interest.

It was noted that the county address program provided the red reflective signs to Kiernan Creek Subdivision. Hollie mentioned the county had said that program was out of funding for the foreseeable future. Jon indicated that the sign designs at Archie's two developments in California were still in use and were seen as cultural history in the area. **Jon proceeded with a motion that the address signs remain the same as presently in use with the option of the removal of names if desired/ second Porter. Majority approved.**

- B. Discussion was held on the prevention (would require an addendum to the CC&Rs) of the installation of "tall" 24 hour burning yard lights to maintain the "dark night sky" concept. After a motion and an amendment it was agreed that language defining "tall" needed to be pinned down and therefore the motion and amendment by Jon was withdrawn. The Board will follow up on language and present a motion by the most appropriate method to the lot owners.
- C. Election of two Board members to fill the expired terms of Archie and Hollie was held. There were no nominations from the floor. **A Motion was made by Leila to re- elect the Board as it stands by acclamation/second Porter. Vote was unanimous.**

- D. Archie showed the group the map of sites that is to be placed in the south entrance tower display box.

VIII.Adjourn:

The business meeting closed at 11:45 am to be followed by a few words from Shanna on the previous summer's work and a reception and tour of the lab and displays of a few of the artifacts found at the Dillard site. To follow progress of the BM III project go to www.crowcanyon.org. **Motion to adjourn Leila/ second Jon. All approve.**