

Minutes

Indian Camp Ranch Homeowners Association

Annual Meeting

October 12, 2013

I. **Call to Order: 10:15 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 Stone (#14), Curt Mangan (#15), Lee Bergman and Peggy Tennyson (#19) Jerry and Tammy Smith (#21 & #23), Julie Roger (#25), Dick and Arleen Blake (#28 & #31) and Russ Sweezey and Melinda Burdette (#30).

Twelve proxies were submitted. A quorum was obtained. The proxy assignment was read out loud. The contact information sheet was passed around for updating.

In his absence a letter submitted by Hal, outgoing president, was read aloud by Mike. Hal thanked everyone on the board and at Crow Canyon for their work and cooperation in helping ICR reach its goals during his tenure. He also said he was amenable to returning to the board at some latter date.

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

The minutes of the Annual Meeting 2012 were presented in written form and had been posted on the website over the past year. They were not read out loud. **Motion to accept as presented made by Porter/ second Mary. Accepted unanimously.**

IV. **Treasurer's Report:**

Report presented by Russ. Due to unusual expenses repairing damage to roads caused by excessive rains and weed spraying efforts that went awry and the non-budgeted bills presented to the treasurer, we will be over budget this year. Past due HOA dues from the Commandeur house are lost for this year also. Amounts in the snow accounts for those present were read aloud and forms made available for the upcoming season. See attached spreadsheet for specific figures on separate expenditures.

. **Motion to accept the report made by Porter/ second Mary. Accepted unanimously.**

V. Ranch Manager's Report:

Curt presented his report. Copies were also available for reading. (See attached) In summary, the conclusion has been reached that the Ranch needs to become as self-sufficient as possible. We have found out over the years with different projects that we cannot depend on local contractors to do the contracted job at the appropriate time for an acceptable cost. Al Heaton has agreed to step in and help with the weed spraying next year. He will also attack the prairie dog situation again next spring. He is pleased with the wheat planting this fall. He put in some grasses in flood prone areas which are difficult to farm. Curt hopes to obtain some power equipment for mowing and weed wacking for Rick to use setting us on our way to independence. The snow plow is up and running and ready for winter. Road markers will again be placed along the sides of roads where it is easy to run off in low visibility situations and into the ditch because of drifting snow, etc.

Appreciation was expressed to Archie for his continuing effort in keeping the appearance of the Ranch at a high level. Discussion followed concerning the approved product that Al might use for the prairie dogs and how it might affect birds of prey and pets. Notification would be issued to homeowners when and if Al would use any poisonous substances on the property. Lee felt that there was no secondary damage to be expected from the any substance Al might choose to use.

Curt will be ordering T posts for the roadsides. If you wish extras for your drive, contact Curt.

Dick would like to see some effort on the part of the HOA to seed or encourage the natural vegetation on any roadside for which that might be an answer to eliminating so much spraying of weeds. Example: Road 23. It was acknowledged that each road, even each section or side of road, would have to be treated differently. In response to the discussion Curt made the **Motion that the HOA enlist Al in the seeding of the Ranch property along Road 23 with the seed he felt appropriate as a test study for other roadsides on the Ranch. Second Leila/ All approve**

Leila brought up the question of security cameras at the entrances. Archie responded that an effort had been made and it had failed. The expense and work was to no avail and a dead issue at this point.

Lee asked if there had been consideration of chip sealing just the troublesome corners and sections of Ranch roads. The board responded that that had been seriously considered and dismissed as causing more maintenance problems than solving the ones we presently have. However, Curt will ask Will Sanchez for a bid on such a project and his opinion on the efficacy of such a project.

A: 2012 Review: The board acknowledged the new signs at the entrances and thanked Dick for his involvement. Hal's issue of the preservation of the dark night sky by prohibiting the tall constant on lights was addressed by an addendum to the CC&R's. All the residents of ICR were encouraged to use BSI as their trash hauler. Some reported lower rates for that and only one large truck on the roads once a week. Crow Canyon and ICR entered into a fourth year agreement.

Continuing Business:

Addressed under Ranch Manager's Report

VI. New Business:

A: Election of three new Board members to fill the expired terms of Hal, Mike and Russ was held. Russ and Mike agreed to return for two years and Jerry Smith volunteered to fill out the slate. There were no further volunteers or nominations from the floor. The slate was accepted by acclamation. There was no formal motion or ballot taken. The one year vacancy left by Archie stepping down was filled by Fred Watson volunteering. Again, no formal motion was made or formal ballot taken.

B: Shanna, representing Crow Canyon, presented an oral and written report on the season just ending. (See attached) The board was asked to consider an extension to the project if the CC research department finds it would like to request one. The membership was invited to tour the lab and view the artifacts retrieved during this season's work and share snacks.

VII. Adjourn:

The business meeting closed at 11:43 pm. **Motion to adjourn Porter/ second Jane. All approve.**

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BCP Update

Totals: Excavation Count 403 Participant Days 687 Site Tour Count 925

Excavated at four sites this year:

Dillard
Shepherd
TJSmith
Switchback site

We purchased an electrical resistivity machine and surveyed six sites with remote sensing. Participants helped us in this work and it was a big hit. Eight pitstructures were found including an extremely large pithouse on Sue Anschutz property.

Shepherd
Watsons 2
Greenlees 2
Windrow Ruin

Thank you for your patience this summer as clouds of flags appeared in your yards or the neighbor's property. As part of our NSF grant, Woods Canyon Archaeological Consultants remapped and reanalyzed artifacts from the 71 probable habitations. Their field work is finished and they should present us with a report on the results this fall.

TTA has been postponed because PBS has decided to add more 3-d modeling. The series is due to start in February across the country. On the other hand, CNN is already airing a travel special on the project in airport across the nation.

Next year is the final year for the BCP project. Internally, our research department agrees that while this project has answered some questions about BMIII communities the variation we have seen on the ranch has led to more questions. We are toying with the idea of writing an extension to the project and would like the board to think about continuing our partnership beyond next year.