

Minutes

Indian Camp Ranch Homeowners Association

Annual Meeting

October 11, 2014

I. Call to Order: 10:10 am

II. Roll Call:

Present were Jeff & Julie Connelly (#1), Archie & Mary Hanson (#2& #29), Stephen & Stephanie Glass and Lougene Renshaw (#3), Jane Dillard (#6), Mike & Ginny Kistler (#8), John Stramel representing Langes (#10), Fred & Laura Watson (#12), Pat & Sarah Hatch (#13), Nancy & Curt Mangan (#15), Hal Shepherd & Agatha Highland (#18), Jerry & Tammy Smith (#23) , Julie Roger (#25), and Russ Sweezey & Melinda Burdette (#30).
Eleven proxies were submitted. A quorum was obtained.

III. Proxy Assignment:

The Proxy assignment was read aloud and the contact sheet was passed for updating.

IV. Minutes of the Previous Meeting and Special Meeting:

The minutes of the Annual Meeting 2013 were presented in written form and had been posted on the website since November 2013 for viewing.

Motion to accept as presented made by Jerry/ second Fred. Accepted unanimously

V. Treasurer's Report:

Report presented by Russ. The HOA is in the best financial condition for this time of year than it has ever been. Unless there is some totally unexpected occurrence, we will be going into 2015 with a nice cushion. There were several signs that needed to be replaced this year at a cost of \$900.00 to the HOA. All other expenditures were well within budget.

Motion to accept the report made by Mary/ second Stephanie. Accepted unanimously. Russ also indicated that the 2014-2015 snowplowing season

forms were available. The deadline for submitting forms and funds is November.

**VI. Continuing Business:
Ranch Manager's Report:**

Archie presented the report saying culverts had been cleaned and truck repair had been taken care of on the Ranch.

He reported that Al Heaton is spraying weeds and will not plant this fall or run cattle on the Ranch this spring (2015), but will plant late summer or fall of 2015. (The plowing work you may have noticed is called "chiseling". The purpose is to encourage the moisture over winter to remain in the ground.)

Review:

Prairie dog control has been encouraging. No action was taken on the trial seeding of roadsides.

VII. New Business:

A. Black Property Issues

Jerry reported that he is having some difficulty contacting Jim Black directly. A letter is in the mail requesting some clarification on who may or may not hike or ride on his land. A reply is expected in the near future.

B. Connelly Property Issues:

Fred cited the timeline of events concerning the non-compliance issues on lot #1.

1. Preliminary discussion between Mike and Julie had occurred where Jeff was informed of the violations and time was given for correction of those violations.
2. The HOA requested a letter from the lot owners expressing their intentions for corrections.
3. The Board met on September 6 and not having received a letter of explanation voted to send a letter to the Connellys informing them of the specific verifiable violations and giving them ten days to move out of the trailer and thirty days to correct the cited violations. Included in the letter was a schedule of fines.

4. One month and four days later, the HOA received a letter from the Connellys still not addressing the violations.
5. On October 7th the HOA received the return service notice from Connellys refusing the registered letter that was sent.
6. A process server was hired to deliver the letter again and it was accepted by Julie.

A time limit of three minutes was set for speakers from the floor and Board members.

Hal spoke first voicing his concerns.

1. violation of CC&Rs by living in a trailer on the property
2. a period of six months or so without progress on construction of a home
3. no evidence of any sewer service

Hal indicated that he is concerned about other properties being sold, divided, used for unapproved purposes and feels strongly that the CC&Rs must be enforced for the protection of all the residents of ICR. He asked who the Connelly engineer and/or builder is.

Stephen asked the board if it anticipated a vote on the issue at this meeting. The president replied, "no".

Archie said the CC&Rs set the boundaries for the community and deviation from them devaluates everyone's property. He thought the discussion was in Jeff's court.

Mike added that as of two weeks ago there was no permit for sewage disposal on lot #1. The county health department would be replying to the Board inquiry the next week.

Jeff took his turn to reply to all statements by first accusing Mike of being a "peeping Tom". He did call the sheriff to file a complaint. (Mike vehemently refuted this accusation.) Jeff said that he has an outhouse on the property and that he would be willing to move the trailer to the back of the lot out of view.

Julie said she thought they were to address the entire meeting not just the Board and that was why they did not respond right away.

Steve was of the opinion that moving the trailer to the back of the lot was still not complying with the CC&Rs.

Hal again questioned the timeline on construction. Jeff replied that he had an engineer, Cap Allen, and a builder lined up.

Jane wanted to know if requiring the moving of this trailer would mean requiring the moving of all trailers on the Ranch.

Mike brought the discussion to a close by saying that the Connellys knowingly violated the CC&Rs and the Board would pursue obtaining counsel. Jerry reminded the group that the Board has the discretion to set fines.

Jeff said he would **try** to comply.

C. Election:

Two spaces on the Board are open. Fred Watson volunteered to continue for two more years. Mike called for nominations from the floor.

Laura nominated Peggy Tennyson who had previously volunteered.

Second by Hollie- Hollie read a statement from Peggy saying she would accept if nominated. Archie moved that the slate be accepted by acclamation. Second Mary. All approved. The new terms begin January 1, 2015.

XI. Adjournment: 11:35am

Motion to adjourn by Jerry/ second Russ