

# INDIAN CAMP RANCH

HOMEOWNERS ASSOCIATION

## MINUTES

### ANNUAL MEETING Saturday October 10, 2015

- I. **Call to Order: 10:01**
- II. **Roll Call:**

Present: Jeff & Julie Connelly (#1); Archie & Mary Hanson (#2,29); Karen Kristin & Tom Wolf (#4,5); Jane Dillard (#6); Mike & Ginny Kistler (#8); Fred & Laura Watson (#12); Nancy Mangan (#15); Hal Shepherd (#18); Lee Bergman & Peggy Tennyson (#19); Jerry & Tammy Smith (#21,23); Richard & Arleen Blake (#28,31); Melinda Burdette & Russ Sweezey (#30)

Absent: Stephen & Stephanie Glass (#3); Sue Anschutz-Rogers (#7,26,27); Warren & Sylvia Lowe (#9); Double C Note Ranch (#10); Robert & Diane Greenlee (#11); Pat & Sarah Hatch (#13); Peter & Marjorie Stone (#14); Curt Mangan (#15) - represented by Nancy; James & Kate North (#16); Diane Arkenstone (#17); Agatha Shepherd (#18) - represented by Hal; Jerry & Lisa Mueller (#20); Crow Canyon (#22); Dick & Cynthia Sadler (#24); Steve & Julie Roger (#25)

Guest: Porter Stone
- III. **President's Welcome and Remarks**
- IV. **Minutes of the Previous Annual Meeting:**

Minutes of the Annual Meeting 2014 were presented in written form and had been posted on the website for viewing.  
Motion to accept as presented made by Porter Stone. Seconded by Archie Hanson. Motion passed unanimously.
- V. **Treasurer's Report:**

Report presented by Russ Sweezey. As of yesterday morning there is \$325 expense not on the report. Some have not paid the fees yet. We need to adjust maintenance expenses as needed. We over-spent

by ~\$4,000 this year but it will all balance out. Account on-hand at bank is \$36,000. Russ indicated that the snowplowing season forms were available. The deadline for submitting forms and payment is November 1.

Motion to accept the treasurer's report made by Hal Shepherd.

Seconded by Archie Hanson. Motion passed unanimously.

Russ presented an award to Mike Kistler for his service and leadership on the board.

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

Archie presented the report about the roads. It takes six hours to take care of the whole ranch. It's important to do it after a rain to facilitate getting the road smooth. We're in good shape.

Al Heaton is planning to plant winter wheat this fall and running cattle this spring (2016).

**VII. Old or Continuing Business:**

● **CC&R Enforcement**

Russ presented the procedures for enforcing the CC&Rs. They were adopted 10 years ago. Russ strongly suggested that everyone read the By-Laws and Addendums and CC&Rs. One revision was made in response to SB 089.

Russ displayed a document that spells out how to handle any and all violations of the CC&Rs. If there is a hardship, the property owner can ask the Board for a waiver.

**VIII. New Business:**

● **CC&R Review and Update Plans**

Russ Sweezey commented on plans to review the CC&Rs to update them to reflect changing times. He gave an example to show how ambiguous the current CC&Rs are.

Karen Kristin asked if the HOA members would be asked to vote on special assessments. Russ said yes.

Jeff Connelly asked to include a reasonable notice before going on a member's property for inspection.

Hal Shepherd asked if the property next to him is sold, would they be allowed to put a trailer on it.

Archie Hanson commented that he has asked people to move structures away from view. He suggested that having clear CC&Rs is important. Help vs Hindrance.

Jane Dillard expressed that we should review the National Historic Proclamation regulations to be sure we are not violating any of their rules. This will be addressed in the new version of the CC&Rs.

Hal asked if once the Connellys move into their house, if the fines continue. Russ said that the fines end when they move into their house, but the fines are assessed up to that point.

Jeff Connelly updated where they are on building their house.

Lee Bergman commented on what is inspected.

Tammy Smith commented that the permanent structures are not in question - only the temporary buildings.

- **Election of Board Members**

Proxy assignment was posted on a flipchart as was the Slate of Candidates: Russ Sweezey, Warren Lowe, and Dick Blake.

**Jane Dillard moved and Karen Kristin seconded to accept the slate by acclamation.**

**IX. Adjourn: 11:13 by unanimous vote**