

INDIAN CAMP RANCH

HOMEOWNERS ASSOCIATION

MINUTES

ANNUAL MEETING Saturday October 08, 2016

- I. **Call to Order: 10:05**
- II. **Roll Call: Proxy lot numbers in parenthesis**
Present: Archie & Mary Hanson (#11), Karen Kristin & Tom Wolf (#1, 25), Jane Dillard, Mike & Ginny Kistler, Warren Lowe (#7, 26, 27), Fred & Laura Watson (#13, 20), Nancy Mangan, Peggy Tennyson, Debra Miller, Dick & Cynthia Sadler (#10), Dick & Arleen Blake, Russ Sweezey
Absent: Jeff & Julie Connelly, Sue Anschutz-Rodgers, Scott & Jodi Bryan, Robert & Diane Greenlee, Pat & Sarah Hatch, Peter Stone & Marjorie Myers, Lee Bergman, Jerry & Lisa Mueller, Steve & Julie Roger, Melinda Burdette, Stephen & Stephanie Glass & Lougene Renshaw, Sylvia Lowe, Curt Mangan, James & Kate North, Hal & Agatha Shepherd, Jerry & Tammy Smith
- III. **President's Welcome and Remarks**
Fred Watson welcomed all homeowners and expressed his gratitude for the peacefulness of this past year and hopes that the unsettling period has passed. He requested that we keep this peace by letting people talk without interruption. Please limit comments to 2 minutes.
- IV. **Minutes of the Previous Annual Meeting:**
Minutes were distributed and have also been available on the website. A motion by Mary Hanson to approve the minutes was seconded by Laura Watson. Minutes were unanimously approved.

V. Treasurer's Report:

Russ Sweezey distributed the Third Quarter Report and explained that as of two days ago we have received \$1,200 from Al Heaton.

This is more than what is on the written report.

The weed control was an increased expense and snow removal last winter was more than usual. Everything else is done for the year.

Russ indicated that the snowplowing season forms were available.

The deadline for submitting forms and payment is November 1.

Plowing has been reduced to \$25 per plow.

A motion by Arleen Blake to accept the Treasurer's report was seconded by Karen Kristin and approved unanimously.

VI. Ranch Manager's Report:

Dick Blake reported for Archie Hanson. Roads are good. There is a problem with weed control. Dick talked about the change to pulling and mowing weeds vs spraying. This came at an increased cost.

The plan for this next year is to have Al Heaton spray along the sides of the roads selectively to eradicate weeds but not beneficial plants. This should be less expensive.

VII. Old or Continuing Business:

● **Update on Brace's Vehicle Storage Yard**

Fred Watson updated and reported that the Braces were following local county regulations and we have no other recourse at this time. Fred suggested that if we keep a non-combative relationship with the Braces, we could possibly talk with them in the future about helping with screening the objectionable property.

● **Update on Parcel 1**

Dick Blake reported on what transpired after last year's annual meeting. The Connellys moved the offensive trailer away from the road and they have been gone from the Ranch most of 2016. Jeff and Julie Connelly have listed their lot for sale. There has been some concern about the amount of money spent on this issue, but it was only a little over \$400.

- **Delinquent Dues report**
Treasurer, Russ Sweezey reported that he has never had to do this before, but one homeowner has been delinquent since January. Stephen Glass has chosen not to pay the Assessment Dues as a protest. The Board has chosen to continue to assess the dues and interest owed.
- **Update on CC&R rewrite**
Warren Lowe reported that the CC&Rs may need tweaking and will be addressed in the future. Russ Sweezey commented that the Board has addressed recent CC&R issues by creating the Self-Disclosure document to be signed by any new property buyer. Jane Dillard commented that our CC&Rs may have a negative impact on Crow Canyon and our designation of an Archeological site. She suggested that we find out the specifics about the violations of the archeological provisions in our CC&Rs. Russ filled us in on what is in the ICR/Crow Canyon Archeological Agreement. Laura Watson recently spoke to Shawna Diederichs about how one gets a free permit to dig with supervision by a certified archeologist. Laura got names of societies to call for information. Fred suggested that the Board talk to Shawna concerning this matter.

VIII. New Business:

- **Election of Board Members**
Proxy assignment was posted on a whiteboard as was the Slate of Candidates for the two open positions: Fred Watson, Peggy Tennyson & Tom Wolf
Archie Hanson moved that we retain the current Board. Tom Wolf seconded. The Board was retained by acclamation.

IX. Adjourn: 11:25 am

A motion to adjourn by Warren Lowe was seconded by Dick Sadler and was unanimously approved.