

Indian Camp Ranch Homeowners Association

**Meeting Minutes: Annual Meeting
Saturday, December 5, 2020
Blake's Hanger, Indian Camp Ranch**

I. Roll Call

President Fred Watson called the meeting to order at 1:10 p.m. Melinda volunteered to take minutes.

Residents attending: Lee Bergman, Richard and Arleen Blake, Melinda Burdette and Russ Sweezey, Mike Kistler, Karen Kristin and Tom Wolf, Warren Lowe, Susan Landringham and Drake Chance, Dick Sadler, and Fred and Laura Watson. Ranch Foreman Al Heaton. Guests: LaVonne Heaton and Andrea Reams.

Residents attending accounted for 11 lots and 6 proxies were received accounting for 9 lots. A quorum was established.

II. Approval of Agenda

Fred distributed the agenda. Warren moved to approve the agenda, Dick seconded the motion, and the motion was approved.

III. Approve Draft Minutes of December 7, 2019 Annual Meeting

Fred asked if there were any changes to the draft minutes posted on the ICRHOA website. Hearing none, Warren moved to approve the minutes, Dick seconded the motion, and the motion was approved.

IV. Ranch Foreman's Update

Al reported that 20 loads of gravel have been put on the roads and four more loads are needed. He will grade in crushed sandstone for the edges of the road and bar ditches and this will cut down on erosion. The budget of \$10,000 for this project is now spent. Al will clean the ends of culverts next week.

Warren asked Al if he hit all the bad areas in the roads. Al said he thinks they've been covered. If we can stay on task every year and maintain the roads, we won't have the serious problems that developed.

Despite the continuing drought, Al is pleased with how the pasture grass took hold in the spring and summer. We got a pretty decent stand. The seeds that didn't sprout in a few areas was due to a different soil type. He's hopeful that these seeds will sprout in the spring.

Dick asked if Al cut the Russian thistle before it went to seed. Al said that thistle come later in the summer and the grass growth precedes it. The grass will out compete the Russian thistle.

Al introduced Andrea Reams. He hired her recently to do some of the ranch maintenance work. Andrea has started a business, Grace Garden Services. She does garden design and landscaping, drip system installation and repair, weeding and hedge cutting, and other odd jobs.

V. Treasurer's Report

Russ distributed the 2020 ICRHOA Budget as of December 4, 2020. He thanked residents for sending in the special assessment; he has received all but three payments.

He noted that \$41,000 has been spent to date, and approximately \$10,000 will be spent by year end. We will come under the 2020 budget of \$59,437. The bulk of our expenses were for the paving of the two entrances. We have nothing budgeted to put in the Reserve Fund for future projects and contingencies. Our reserves, which had been up to \$40,000, are greatly reduced now.

We have \$21,748 in a money market account and \$12,780 in the checking account, bringing our total assets to \$34,529. We didn't have any snow removal expenses. Some residents have balances in their snow removal account.

Warren moved to accept the Treasurer's Report, Tom seconded the motion, and the motion was approved.

VI 2021 Budget Ratification

Fred noted that we'll have \$48,000 from assessments. There were no questions, discussion or vetoes from the residents attending and no vetoes on the proxies received. Fred explained that it takes 16 vetoes for the budget not to pass. Warren made a motion to accept the 2021 budget, Dick seconded the motion, and the motion was approved.

VII. Election of Board Members

Warren reported that no one expressed interest in running for the Board. Fred and Tom are willing to continue serving. Warren moved to accept the slate by acclamation. Dick seconded the motion, and the motion was approved.

VII. New Business

Lee reported that he contacted the Sheriff's Office about periodically patrolling the Ranch. They can do this, but they want permission from the Board.

Dick is pleased with the asphalt at the entrance but noted that there's some loose gravel developing on the edges. The contractor, Dave Waters, says that periodic sealing will help. Fred noted that the cost of the material Waters used is 10 to 15 percent of the cost of conventional asphalt. Fred added that the Board has discussed paving the Pueblo Ruins Road intersection. If the entrances hold up well, we may consider doing this because it is a safety problem. Dave gave Fred a quote of \$9,000.

X Adjourn

The meeting was adjourned at 2:45 p.m.

Respectfully submitted,
Melinda Burdette