

Indian Camp Ranch Homeowners Association

Meeting Minutes: Annual Meeting Thursday, December 23, 2021 Hanson Residence, Indian Camp Ranch

I. Roll Call

President Fred Watson called the meeting to order at 11:10 am. Melinda Burdette volunteered to take minutes.

Residents attending: Richard and Arleen Blake, Melinda Burdette and Russ Sweezey, Mary Hanson, Susan and Steve Johnston, Mike and Ginny Kistler, Karen Kristin and Tom Wolf, Warren and Sylvia Lowe, Mike Parrish, Matthew Reynolds, Dick and Cynthia Sadler, Dennis Udell, and Fred and Laura Watson. Ranch Foreman Al Heaton. Guests: Phil Kennedy

Residents attending accounted for 15 lots and a quorum was established.

II. Approval of Agenda

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

III. Approve Draft Minutes of December 5, 2020 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. Treasurer's Report

Copies of the 2021 ICRHOA Budget, as of December 21, 2021, were distributed. Russ said that the ranch roads are always our biggest expense. Russ reviewed the snow accounts and balances. The charge to residents who request driveway snow removal is \$25 per plowing.

Dick Sadler requested an explanation of what the reserve fund is for. It is for future projects and contingencies. Our goal is to have \$40,000 in the reserve fund. Each year we include a budgeted amount for contingencies and if this money isn't spent we add it to the Reserve Fund to build it up toward the goal.

Warren moved to accept the Treasurer's Report, Dick Blake seconded the motion, and the report was accepted.

V. 2022 Budget Approval

Copies of the 2022 Proposed Budget were distributed. The proposed budget was balanced with \$49,200 in revenue and \$49,200 in expenses. The proposed budget is essentially the same as the 2021 budget. Fred asked if there were any questions. There being none, Dick moved to approve the budget, Warren seconded the motion, and the 2022 budget was approved.

VI. Ranch Foreman's Update

Al reported that work has been done on the drainages. An extensive amount of gravel has been put on the roads and he has hit the worst spots. It has been a struggle to get the pasture grass growing with the continuing drought. He expects to do some re-seeding in the spring and will also spray the mustard and broad leaf weeds in the spring. The condition of the grass this spring will determine if he can bring cattle, but he doubts this will be the case. He wants to give the grass time to mature and it needs to get rooted deep enough to hold. He will take care of the snow plowing this winter.

Fred noted that new residents may want to know about the open range we have for the cattle. Those who don't have a fence around their house may want to consider getting an electric fence as a temporary measure. Dick explained for the benefit of new residents that we have spent time and effort on the agricultural aspect of the ranch because the agricultural use of Indian Camp Ranch provides a property tax benefit to all lot owners.

Al said that the replacement of address plates on the mailboxes at the entrance will be done in the spring when temperatures are warm enough; the epoxy won't hold if applied in cold weather.

Al received compliments on the quality of the roads.

Al introduced Phil Kennedy who is working as an independent contractor for the HOA. Phil lives in Dolores and was formerly a chemical engineer for Kinder Morgan. He started Handyman Services and is available to any residents for yard maintenance, home repairs, fencing, and other kinds of jobs on a property that may be needed. Dick Blake gave a personal recommendation for Phil, saying he is dependable, honest, and trustworthy.

Russ recapped the work that was done last year to install security cameras at each entrance. They are intended as a visible presence and deterrent, but they aren't connected to a recorder. There are a number of issues with recording. Logistically, there is no place to put a recorder at the entrances that is secure and protected from the elements. Even if this were possible, there would be potential liability issues for the HOA if a homeowner had a security problem or incident. Webinars advise HOAs not to get into the security business for this reason. Security for individual properties should be the responsibility of property owners. Dick Blake will order signs for the entrances stating "Private Property, No Trespassing," or similar wording that will deter people cruising around.

A new resident asked if we've had a security problem we're trying to address. Fred responded that he is not aware of any break-ins; there have been some people coming in and riding their motorcycles and ATVs, but this is more of an annoyance than a security threat. The Sheriff's department has ICR on their regular patrol.

VII. New Ranch Residents

Fred asked the new residents joining us today to introduce themselves. We welcomed Matthew Reynolds who bought the Glass property, Mike and Jane Parrish who bought the Stone property, Dennis Udell who bought the Shepard property, and Steve and Susan Johnston who bought the Bergman property.

VIII. Ranch Road Improvement Discussion

Fred provided background that from time to time we've talked about paving the roads. Two years ago, the Board thought it would be good to experiment by having the front entrances paved with reclaimed asphalt and tack oil. The cost was 59-cents/sq ft and the total for the entrances was \$15,000. We were happy with the results and asked the contractor for a quote to pave the 4.2 miles of ranch roads with a 25-foot width. The quote was \$310,000. Fred asked for another quote a few months ago for 2,000 feet of road from the main entrance to the Sadler's entrance. The estimate was \$1.10/sq ft, which would cost \$52,400 for that section. To do the whole ranch would cost \$585,000.

Given the interest expressed by some residents in having paved roads, we discussed financing the project. If we took out a 20-year loan at 4% interest, this would equate to \$900/year as an additional assessment per lot. Maintenance costs would still be needed, and that would be approximately \$20,000 every three years versus \$15,000 that we spend now to maintain the gravel roads.

Fred asked for feedback. Comments were:

- Would chip-sealed roads cost about the same? Fred responded that a road off of Road L has chip-seal and it was 6-7 times more expensive than the reclaimed asphalt product.
- Likes the gravel because water percolates.
- Could paving just be done at the intersections of roads on the ranch?
- How much would paved roads add to property values?

Fred asked for a show of hands of those who would like the Board to investigate having the roads paved. Seeing just a few hands raised, Fred concluded that without an overwhelming desire to pursue this, the Board will put this project in the background unless residents continue to push for it.

Warren brought up the approval by the Board at yesterday's meeting of a revised archaeology policy. This will be posted on the ICRHOA web site, and he thanked Laura Watson and her committee, which included Crow Canyon Archaeological Center's CEO Liz Perry, for their work on this. Liz Perry said that we won't be doing more excavating if we conform to this policy.

Warren reported that the Board is also working on a few other policies related to signs and flags on properties and record-keeping and access to records. Such policy considerations are related to conforming with State of Colorado statutes. Warren noted that Colorado's HOA laws are generally geared to urban HOAs, but we want to be proactive. We aren't creating policies to be onerous. Rather we are trying to protect the aesthetic of the ranch and conform to the laws.

IX. Election of Board Members

Tom introduced the election of three members to serve on the Board for a two-year term. No nominations have been received. Dick Blake, Warren Lowe, and Russ Sweezey, whose terms expire on December 31, have expressed their willingness to serve for another term. Tom asked if there were any nominations from the floor. Hearing none, Mary Hanson made a motion to approve by acclamation the slate of Dick, Warren, and Russ. Matt Reynolds seconded the motion. With no discussion the motion was approved. Warren thanked Melinda for taking the minutes.

X. Adjourn

The meeting was adjourned at 12:25 pm.

Respectfully submitted,
Melinda Burdette