

Indian Camp Ranch Homeowners Association

Meeting Minutes: Annual Meeting Thursday, December 22, 2022 Crow Canyon Archaeological Center

I. Roll Call

Board President Fred Watson called the meeting to order at 11:10 am. A roll call was conducted, noting the proxies that were received. Attending: Melinda Burdette and Russ Sweezey, Drake Chance, Michele Farrier, Karen Kristin and Tom Wolf, Warren Lowe (with 3 proxies for Sue Anschutz-Rodgers), Curt Mangan, Bryan Phillips, Dick Sadler, Dennis Udell, Fred and Laura Watson (with 2 proxies for Dick and Arleen Blake, 1 proxy for Diane Arkenstone, and 2 proxies assigned to Dick Blake for the estate of Mary Hanson). Also attending were Al Heaton and Phil Kennedy. A quorum was established with the owners of 10 lots attending and 8 proxies assigned to those attending. Melinda volunteered to take minutes for Secretary Warren Lowe.

Dick Blake sent his regrets, via Fred, that he can't attend this meeting due to a recent accident. We wish him a speedy recovery.

II. Approval of Agenda

Fred distributed the agenda, noting an addition of a message the Board plans to send to members regarding the disposition of artifacts. Warren moved to accept the agenda, Tom seconded the motion, and the agenda was approved.

III. Approve Draft Minutes of the December 23, 2021 Annual Meeting

Fred asked if there were any corrections to the draft minutes as posted on the ICRHOA web site. Warren moved to accept the minutes, Tom seconded the motion, and the minutes were approved.

IV. Treasurer's Report

Russ distributed the 2022 ICRHOA Financial Statement, as of December 22, 2022. Expenditures total \$60,630.19 against a budget of \$49,200. Expenses exceed the budget by \$11,430.19. The Board approved moving a total of \$13,000 from the Reserve Fund to income to help cover the emergency prairie dog mitigation project. This brings the adjusted income to \$62,240, leaving a balance of \$1,609.81 to cover expenses through December 31. The Reserve Fund Balance, which started 2022 with \$16,382.05 has a current balance of \$3,410.30. Russ anticipates that there will be a few more bills to be paid before December 31. Any operating surplus left will be transferred to the Reserve Fund.

Russ noted that the explosion in the prairie dog population took us by surprise. We have never had a problem to this extent in the past, and we have never needed to include a line item in the budget for mitigation. Considering the significant expense that was incurred to take care of the problem, a line was added to the budget under general maintenance to capture the amount we spent on an outside contractor to cover this emergency. We were fortunate to have enough money in the Reserve Fund to apply to this expense. Had the Reserve Fund not been sufficient, a special assessment to property owners would have been our only recourse. Warren moved to accept the Treasurer's Report, Tom seconded the motion, and the report was accepted.

V. Ratification of 2023 Proposed Budget and Discuss Budget Concerns

Russ reviewed the 2023 Proposed Budget that was sent to all homeowners with the notice of the Annual Meeting. The 2023 budget remains \$49,200, the same as the 2022 budget, since income from dues remains flat and can't be increased without putting this before the residents for a vote.

Fred noted that there's little wiggle room in the budget, we can expect costs will continue to increase, and \$49,200 probably isn't enough to cover our expenses. We need to begin a disciplined rebuilding of our Reserve Fund to cover emergencies that arise from time to time. The ranch maintenance priority in 2023 will be resurfacing the two paved front entrances. Dave Waters (D & L Construction) estimates this will cost approximately \$2,000 and this will get done in the spring.

Fred asked members for their input on increasing the annual dues for the 2024 budget. A range of \$300 to \$500 was discussed, with the majority being in favor of a \$500 increase to provide more of a cushion. Any proposed increase in annual dues will have to be put before the full membership for a vote.

Tom made a motion to ratify the 2023 budget, Warren seconded the motion, and the budget was unanimously approved.

VI. Ranch Foreman Report

Al reported that weed control and spraying will continue in 2023. The field spraying will be less because we've gained a lot of pasture grass which naturally competes with the weeds. He replanted 100 acres this year where the grass was thin, and he may have to spray these areas until the new grass takes hold. Al is building his own machine to use for prairie dog mitigation. He purchased a supply of green wheat to put into the holes where prairie dog activity is evident. This should keep the population under control.

Members commented that the roads look good.

Fred raised a concern about new buyers of property at Indian Camp Ranch being aware of ICRHOA's agricultural lease with Al to raise crops and graze cattle. This arrangement provides financial benefits to all property owners since all lots qualify for a lower agricultural use property tax rate. Additionally, the ICRHOA receives \$1,200 income annually from Al, along with \$12 per AUM (animal unit month) when he grazes cattle on the ranch. Fred suggested that this agricultural lease should be added as a check off item on the disclosure form that buyers sign as part of their real estate closing. We should also post the lease on the website for reference. This will provide transparency and hopefully avoid any misunderstandings.

VII. Review New Policy on Driveway Entrances

Warren described the policy that the Board approved this week on Driveway Entrances to ICR Roadways. This has been posted on our web site. The policy covers: 1) the authorization property owners must obtain from the Board of Directors if they want to construct a new driveway or install culverts on or from community roadways, and 2) the HOA's responsibility for maintaining lot entrances and cleaning culverts when needed. A lot may have a maximum of two entrances from ICR roadways, and property owners should notify the HOA Ranch Foreman if they notice any obstruction of their borrow ditch or culvert since this may impede water flow and cause damage to the ICR roads.

VIII. Discuss Residents' Outdoor Lighting Issues

Occasionally bright outdoor lights have been left on all night at homes that are visible and disturbing to neighbors. Fred brought this up as a reminder to everyone to be considerate of neighbors and help preserve the dark skies here.

IX. Election of Two Board Members

Warren conducted the election to fill the expiring terms of two Board members, Fred Watson and Tom Wolf. Tom has indicated that he is easing into retirement and doesn't wish to stand for re-election. Fred is willing to continue on the Board and Drake Chase has volunteered to serve. Warren asked if anyone else would like to add their name to the slate. Seeing no one step forward, Warren moved to elect Fred and Drake to the Board by acclamation. They join Warren, Russ, and Dick Blake whose terms continue for one more year.

X. Archaeological Sites and Disposition of Artifacts

The Board would like to remind all new and existing HOA members of our protective restrictions regarding archaeological sites and artifacts. In furtherance of these restrictions, the Board plans to send a request to all members that they furnish photographs of any artifacts that have been given to them by Archie and Mary Hanson or other Indian Camp Ranch property owners. These artifacts can then be cataloged for later curation if the next owner does not wish to have them displayed in their home.

Laura Watson, who serves as Chairwoman of the Archaeological Department of Indian Camp Ranch, said that her goal is to build a library of reports on archaeological excavations that property owners have undertaken and to maintain an inventory of artifacts according to professional standards. As properties change hands, we just want to know where the artifacts are.

Discussion ensued about making site documentation and reports available on the ICRHOA website. Warren moved to follow through with this, Tom seconded the motion, and it was approved.

XI. Adjourn

Prior to adjournment, Warren thanked Melinda for taking minutes of Board meetings and the Annual Meeting and Fred thanked Tom for his six years of service on the Board. Warren requested that meeting dates for the 2023 Board meetings and Annual Meeting be set. Board meetings were proposed tentatively for April 6, August 3, October 14, and December 21, and the Annual Meeting scheduled to be held on December 23.

The meeting was adjourned at 12:35 pm.

Respectfully submitted,
Melinda Burdette