

**Indian Camp Ranch Homeowners Association**

**Meeting Minutes: Annual Meeting  
Saturday, December 23, 2023  
Crow Canyon Archaeological Center**

**I. Owners Forum**

Board President Fred Watson called the meeting to order at 11:05 a.m.

Karen Kristen wished to revisit the rental policy and requested that the Board review it this year with consideration of her views, as follows: 1) there could be financial implications for property owners; 2) some property owners have guest houses; 3) the policy could limit property values; and 4) the policy is too strict.

Fred responded that the Board's feelings don't come into its decisions on rentals. The Board's role is to enforce the covenants. He suggested to Karen that if she could get owners of twenty percent of the lots (7 lots) to request that this policy be reviewed by the Board, the Board will add it as an agenda item. Karen said she would pursue this.

**II. Roll Call**

Russ conducted the roll call, noting the proxies that were received. Attending: Melinda Burdette and Russ Sweezey, Michele Farrier, Steve Johnston, Ginny and Mike Kistler, Karen Kristin and Tom Wolf, Matthew Parrish, Cynthia and Dick Sadler (with 1 proxy for David Morton), Dennis Udell, Fred and Laura Watson (with 3 proxies for Sue Anschutz-Rogers, 1 proxy for Drake Chance and Susan Landringham, 1 proxy for Crow Canyon, 1 proxy for Nancy and Curt Mangan, 4 proxies for Leslie Masson, 2 proxies for Dick and Arleen Blake, and 1 proxy for Diane Arkenstone). Warren Lowe attended by phone. A quorum was established with the owners of 10 lots attending and 13 votes by proxy assigned to those attending.

Dick Blake sent his regrets, via Fred, that he can't attend this meeting, and Drake is out of town for the holidays.

**III. Approval of Agenda**

Fred distributed the agenda for approval. Warren moved to approve it, Russ seconded the motion, and the motion was approved.

**IV. Approve Draft Minutes of the December 22, 2022 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, Laura seconded the motion, and the minutes were approved.

**V. Approve the draft minutes of the May 10, 2023 ICRHOA Members Meeting**

Fred asked if there were any corrections to the draft minutes as posted on the ICRHOA web site for the ratification of the 2023 ICRHOA amended budget. Fred noted that, according to Colorado law, since the owners constituting a majority of Indian Camp Ranch lots (16), did not attend the meeting held on May 10 to cast a veto of the special assessment, it was automatically approved.

Warren moved to approve the draft minutes, Dennis seconded the motion, and the motion was approved.

**VI. Treasurer's Report**

Fred distributed the 2023 Budget spreadsheet for January 1 – December 22, 2023. The cash balance is \$9,163. The reason for this large amount is that \$10,000 was included in the 2024 budget to repave and repair the entrances. D&L Construction was not able to schedule the work before cold weather, so they just patched a small section of the north entrance this fall as a stop gap. The quality of this repair was not acceptable, and D&L did not charge us. Dave Waters offered to come in the spring and chip seal the entrances for \$10,000.

Warren made a motion to accept the Treasurer's Report, Karen seconded the motion, and the report was accepted.

Fred distributed the 2024 proposed budget sent to property owners via email on November 30 and posted on the ICRHOA website. The proposed budget of \$49,200 in expenses is offset by the same amount in income. There is no increase in dues for 2024.

Dennis asked why there wasn't a line, as there was in the 2023 budget, for Farming Expenses. Fred explained that Al plans to bring cattle on the ranch to graze in the spring. The lease permits cattle on the ranch between March 15 and June 15. Fred noted that we signed a new agricultural lease with Al this year. Due to the number of residents who have moved here since the last lease was signed, we sent a copy of the lease to all residents with a request to agree to the lease. The agricultural lease provides significant property tax advantages to property owners. The assessor has been checking about the farming here since ICR has not had income for several years while the pasture grass was taking hold and maturing.

Fred asked if there was any opposition to the 2024 Proposed Budget. The budget was approved with no opposition.

#### **VII. Ranch Foreman Report**

Fred reported for Al Heaton who is out of town for the holidays. Most of the pasture grass was cut this fall, but some remains on lots by Al's choice since it needs more time to grow. Al has spent \$5,000 on gravel for roads and the roads are in good shape. Next year he will address what needs to be maintained. Fred asked if any residents have any concerns or issues. Dennis says he has a culvert that is clogged on one end and he has attempted to clean it. Fred will mention it to Al; it probably needs a backhoe.

Fred said that Al has had a hard time finding someone to replace Phil. He is interviewing someone this week who has a handyman business.

#### **VIII. Paving/Patching Entrance Roads**

Fred covered this in the Treasurer's Report.

#### **IX. Discuss Snow Plowing for 2023/2024**

Russ provided background on plowing private property. Our HOA attorney strongly recommends against it. Our covenants don't give the Board the authority to offer this service. The Board has had lengthy discussions this year about the dilemma of our situation. If property owners have to find their own contractor, it can be a problem if the contractor arrives before the Ranch roads are plowed. Al has checked around about a contractor for the Ranch roads. The cheapest bid was \$7,000 up front as a retainer. If we went this route, we'd have to raise the annual dues. And, as those who have lived here for many years know, the amount of snow we get varies from year to year. The series of heavy snowfall we got in late 2022 and early 2023 was very unusual. So, the retainer doesn't make a lot of sense for the HOA. Since Al is willing to continue to plow driveways for residents who sign an agreement with him to do the work, the Board has decided this is the best course for the coming year.

Dennis asked if we have any idea how much life is left in the Indian Camp Ranch truck. Fred said that we've increased the cost per plow to \$40 to cover vehicle maintenance

Matthew Parrish asked for clarification on the issue of liability. Fred said that if any damage is incurred by the plow to the property, the owner could decide to sue the HOA. The Board will continue to discuss the issue of snow removal on driveways and try to find a better solution.

Drake has the list of the individual property snow plow accounts. Fred will ask him to send everyone with an account a notice of their balance. To participate in the 2023/24 snow plowing, property owners need to sign the new agreement which is posted on the ICRHOA website and send Drake a check for \$200.

**X. Discuss Three Policies To Comply with HB22-1137**

Russ recapped the changes in three policies that were updated to comply with recently passed Colorado HB22-1137. The policies are posted on the ICRHOA website. They are: 1) Conduct of Meetings; 2) Procedures for Covenant and Rule Enforcement; and 3) Procedures for Collection of Unpaid Assessments. For conduct of meetings, the Board must send notices of meetings at least 10 days before the meeting, post meeting notices, send by email 24 hour notices of a Board meeting, and procedures for commenting and voting. The Enforcement of Covenants spells out in detail—12 pages of legalese—the Board's responsibility for enforcement. Anyone can call to the Board's attention in writing about non-compliance they see and the Board will investigate it.

**XI. Election of Three Board Members**

Fred said that the terms of Dick Blake, Warren Lowe, and Russ Sweezey expire on December 31. All three are willing to continue. Laura made a motion to re-elect Dick, Warren, and Russ. Dennis seconded the motion. The motion passed unanimously. Laura thanked the entire Board and was joined by others who expressed appreciation for all their work and the time they put into it.

**XII. Adjourn**

The meeting was adjourned at 12:00 Noon.

Respectfully submitted,  
Russ Sweezey