

Indian Camp Ranch Homeowners Association

Meeting Minutes: Board of Directors Meeting

Saturday, July 20, 2024

Crow Canyon Archaeological Center

I. Roll Call

Board Members attending: Richard “Dick” Blake, Warren Lowe, Russ Sweezey, and Fred Watson.
Others attending: Melinda Burdette, Al Heaton, Mike Parrish. President Fred Watson called the meeting to order at 11:10 a.m.

II. Approval of Agenda

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

III. Approve Draft Minutes of December 21, 2023 Board Meeting

Fred asked if there were any corrections to the draft minutes as circulated to the Board and posted on the website. Warren moved to accept the minutes, Dick seconded the motion, and the minutes were approved.

IV. Treasurer’s Report

Russ distributed the 2024 ICRHOA Budget, as of July 19, 2024. The assessments from two property owners totaling \$3,000 are overdue. Russ will issue another reminder to them. The cash balance is \$26,276; with the outstanding \$3,000 in dues, the total would be \$29,276.

Projected expenditures through the remainder of 2024 were discussed. In General Maintenance, Al said he used up the weed spraying budget to spray the fields for the tumbleweeds that emerged after the cattle were here. He expects another spraying for tumbleweeds will be necessary this fall. Prairie Dog control work has been underway this summer and he will be submitting bills for the use of his machine and the labor. He is paying someone \$15/hour to use the machine, and these hours are adding up. The Ranch Labor/Maintenance is well under budget at this time. Al noted he is having a lot of problems with helpers. He cleaned up the rock walls himself.

Fred said that he has been trying to get confirmation from D & L about when they will re-do the front entrances, as they had promised last fall. The patching repair they had done last year after the paving began to crack and crumble was not satisfactory to us. Dave Waters understood that we were not happy with the quality of the material and the repair. He said he would not charge us the \$6,500 for the repair and he agreed to come back and chip seal the front entrances for \$10,000.

So, weed spraying, prairie dog control, and the front entrances are the three big expenditures forecasted for the remainder of the year.

Dick moved to accept the Treasurer’s Report, Warren seconded it, and the report was accepted.

V. Ranch Foreman Report

The pasture grass is dormant right now. Having the cattle here in the spring for about two months was good for stimulating new growth.

Al has been working from the south side of the ranch to the north side on the prairie dog population control which has become a problem again this year. He has an hour meter on his machine and knows how much gas is used. Each hole takes approximately five-to-six minutes, so at peak efficiency up to ten

holes per hour can be done. He is willing to let residents borrow his machine if they want to work on their own properties.

The culverts are okay. Some repair work is needed on the rock walls.

Fred said he has been frustrated that, despite many attempts, he cannot get a response from D & L about scheduling the front entrance paving. Dick Sadler knows someone in Durango who might be interested in the job, and Al said he'd also check with someone he knows who works for the county. If we can get another contractor to do the job at a good price, we should move on.

Fred suggested to the Board that we increase the Ranch Foreman's monthly compensation; Al has been spending a lot of time taking care of the work on the ranch. Dick moved to increase the compensation to \$500/month effective August 1, Warren seconded the motion, and it was approved.

VI Discuss 2024/2025 Snow Removal Policy

What we put in place for the 2023/2024 winter season was temporary, since this matter needed further deliberations. Fred doesn't think it's a good idea to defer this issue for another year. Al said that the responsibility is demanding, whether it snows or not. Al will continue to look into finding contractors and get some bids. There's also the question of a major repair that is needed for the ICRHOA snow plow truck. It is currently inoperable, which is why it remains parked at the south entrance. Russ noted that the annual registration and insurance costs \$674. Fred would like us to have a new snow policy to approve at the October Board meeting.

VII Approve Limited Amendment to the Bylaws

Fred stated that this is simply to conform with Colorado laws. Dick moved to approve the limited amendment, Warren seconded the motion, and it was approved.

VIII Approve policy rewrites to comply with recently passed bills relating to HOAs

There are 17 new HOA laws. Melissa at Altitude Law said the majority of them do not apply to us. Dick moved to engage Altitude Law in drafting the re-writes that ICRHOA needs to conform with the new laws. Warren seconded the motion, and it was approved.

IX Entrance Sign Change

Fred received a request from a homeowner to have the word "Sub-division" on the entrance signs changed to something more appropriate, such as Indian Camp Ranch "Estates." We need to hear the opinions of the HOA membership on a change to the signs, so this item will be added to the Annual Meeting agenda for discussion.

X Cattle Trail Issue

Fred received a complaint from a homeowner that motorcycles were crossing their property and using a cattle trail. The homeowner was concerned that this was an infraction on an easement that had been granted to the County for the purpose of driving cattle through the BLM land adjacent to the property. Fred went to the County Assessor's office to investigate the easement. It was granted to Jim Black in perpetuity. The BLM prohibits motorized vehicles of any kind. They will post a sign and will issue citations if violators are caught. The homeowner is also putting up a No Trespassing sign.

XI Ranch Security

A homeowner would like the HOA to hire an off-duty police officer to patrol the ranch roads in the evenings. Fred told the homeowner that he would bring this request to the Board's attention, but this would entail a significant on-going expense. At \$20/hr for an 8-hour shift, times 7 days a week, times 52 weeks, such an expense would be prohibitive and beyond the scope of the HOA's annual budget. Everyone on the ranch understands concerns about unwanted people coming on the ranch with bad

intentions, and it is incumbent on neighbors to keep an eye out and call the county sheriff if they see or hear something that looks or sounds suspicious.

XII Other Business

Warren brought up the issue of trash cans being left out at the road for extended periods after the trash truck has come through. He volunteered to draft a message to all residents reminding them to please store their trash cans where they are not visible from the road, and please be aware that cans left out detract from the appearance of our community.

Since Drake Chance is unable to complete his term on the Board, Fred said that Dick Sadler has offered to fill this position on the Board. Warren moved to approve Dick Sadler to fill this vacancy, Dick Blake seconded the motion, and it was approved.

Russ distributed passwords to Board members so they could access a new password-protected area on the ICRHOA website that is just for Board members' use.

XII Adjourn

Warren made a motion to adjourn the meeting, it was seconded by Dick, and the meeting was adjourned at 1:10 p.m.

Respectfully submitted,
Warren Lowe