

## **Indian Camp Ranch Homeowners Association**

### **Meeting Minutes: Board of Directors Meeting**

**Saturday, September 21, 2024**

**Crow Canyon Archaeological Center**

#### **I. Roll Call**

Board Members attending: Dick Blake, Dick Sadler, Russ Sweezey (by phone), and Fred Watson. Not attending: Warren Lowe. Others attending: Melinda Burdette (by phone), Al Heaton. Note: Susan and Steve Johnston were present following the brief Special Homeowners Meeting that took place at 4:00 p.m. President Fred Watson called the meeting to order at 3:30 p.m.

#### **II. Agenda**

Fred asked for approval of the Agenda. Russ added that we need to approve the policy that Melissa at Altitude Law sent us regarding addresses and phone numbers. Dick Blake moved to approve the agenda, Dick Sadler seconded the motion, and it was approved.

#### **III. Approval of Minutes**

Fred asked if there were any additions or corrections to the minutes of the Board meeting on July 20, 2024 and the minutes of the Board meeting on August 26, 2024. Hearing none, Dick Blake moved to approve the minutes, Dick Sadler seconded the motion, and it was approved.

#### **IV. Treasurer's Report**

Russ reviewed the 2024 Budget, current as of September 7, 2024. The remaining cash balance is \$13,668.83. Fred asked Al if there have been expenses since September 7. Al said that his helper is continuing to do work on the ranch, but chores are now caught up. He will have a bill for the weed spraying he did within the last few weeks. Dick Sadler moved to accept the Treasurer's Report, Dick Blake seconded it, and the report was accepted.

#### **V. Ranch Foreman's Report**

Al planted triticale, a rye and winter wheat cross breed, on the Johnston's lot. He will offset the cost of re-seeding with the revenue from the cattle he brought on the ranch this spring.

Al won't get more gravel for the roads this year. He will just blade any washboard areas.

Al said that consistency is the key to controlling the prairie dog population. You need to work several holes around the places that are gassed, then come back the next day and check on activity. If this follow-up isn't timely, the prairie dogs will dig through the holes you shut. Fred asked Al if he had an estimate of what we've spent on prairie dog control in 2024. Russ will check on the expenses to date. Al estimated that there will be an additional \$1,200 – 1,500. The challenge this year has been finding the help to run his machine. It costs about \$75/hour to run the machine and do 6 holes.

Al will get the disabled ICRHOA snow plow truck moved from the south entrance. He said he would be interested in buying the snow plow from the HOA and have it as a back-up to the contractor. Dick Blake moved to negotiate a price and sell the truck to Al, Dick Sadler seconded the motion, and it was approved.

Al reported on the arrangement a contractor has offered to plow snow on the ICR roads. He wants a \$5,000 non-refundable retainer for the 2024-25 winter season, and he will bill at \$150/hour once the retainer is used. Al investigated what other sub-divisions are doing and retainers with contractors can be as high as \$7,500. Al said it takes him about four hours to plow all the ICR roads. The cost of plowing

with a skid steer is \$100/hour and if a dozer is needed to move the snow it's \$150/hr. , Fred said that he and Russ looked at what we've spent on the ICRHOA snow plow truck over the last 10 years for insurance, fuel, and repairs. The average is \$2,500-2,600. Al said he has reviewed the contract and made a few changes. He feels it is time to move to a contractor. Dick Blake asked if the contractor is willing to come to the ranch and meet with property owners who would like to have him plow their driveways. Al said that the contractor will bill property owners directly. Dick Blake moved to approve the contract with the operator, Dick Sadler seconded the motion and it was approved. Dick Blake will draft a letter to homeowners with information so they can contact the provider if they wish to use him to plow their driveways.

Fred signed the contract with D&L for chip sealing the entrances and will follow up with Dave Waters to make sure he completes the job in this calendar year. He will put chip seal over what is there now and guarantees it for one year, but this isn't in writing.

#### VI. **2025 Proposed Budget**

Fred said that a great deal of study has gone into developing the 2025 proposed budget. Recent years' budgets were reviewed to see where costs have increased and determine what is realistic to budget in 2025 for the "new normal" of maintaining the ranch for appearance, safety, and preserving property values.

The items where significant increases are necessary are: road maintenance (33% increase over 2024 budget), snow removal (140% increase over 2024 due to moving to an outside contractor); and General Maintenance (weed control, farming expenses, prairie dog control, and ranch labor/maintenance—a 100% increase, primarily due to recognizing that prairie dog control has become an on-going, annual expense). Given that the Board has had to propose and collect a "special assessment" in 2023 and 2024 to cover unanticipated expenses (such as snow removal, repairing rock walls, prairie dog control, and repairing the front entrances), and that we have had to dip into the reserves to help cover these unanticipated expenses, we need to be disciplined about replenishing the Reserve Fund because it is a safety net for unanticipated expenses. In 2024, 2% of the total budget was for the Reserve Fund. We have increased this percentage to 5% for 2025.

The proposed 2025 Total Budget is \$76,144. Since there was no further discussion, Dick Blake moved to approve distribution of the 2025 Proposed Budget to all HOA members, and schedule a Special Meeting in November to ratify it. Dick Sadler seconded the motion, and it was approved.

#### VII. **Policy to Maintain HOA Members' Contact Information**

To comply with Colorado HOA laws, HOA members are requested to furnish to the ICRHOA Board their cell phone number, or other phone number if not cellular, and their email address, and to notify the Board of any changes to this information. This policy will be added to the ICRHOA website.

#### VIII. **Adjourn**

There being no further business, the meeting was adjourned at 5:00 p.m.

Respectfully submitted,  
Russ Sweezey (for Secretary Warren Lowe)