

Indian Camp Ranch Homeowners Association

**Meeting Minutes: Homeowners' Special Meeting
Saturday, September 21, 2024
Crow Canyon Archaeological Center**

Attending: Dick Blake, Dick Sadler, Russ Sweezey and Melinda Burdette (by phone), Susan and Steve Johnston, and Fred Watson.

At 4:00 p.m., Fred Watson, President of the ICRHOA Board of Directors, called to order this special homeowners' meeting about which all property owners were duly notified by an email sent on September 6, 2024 and by U.S. postal mail. A quorum was not necessary.

The meeting was called for the purpose of ratifying the revised budget, approved by the ICRHOA Board of Directors at their regular meeting held on August 26, 2024. The Board discussed the 2024 budget forecasted shortfall of \$23,470 due to unexpected expenses. As outlined in the notification to property owners, these expenses include weed control, paving of the entrances, repair of rock walls maintained by the HOA, additional legal expenses, and additional compensation for the Ranch Foreman. The Board voted to approve a special assessment of \$757 per lot to cover the shortfall in the 2024 budget.

In compliance with Colorado HOA law, the revised budget was approved since a majority of lot owners did not appear to veto the revised budget. Fred noted that he had not received any questions about the revised budget or objections to the special assessment.

Treasurer Russ Sweezey will send property owners an invoice for the \$757 per lot special assessment. The due date will be October 31st and prompt payment will be appreciated.

Fred Watson adjourned the meeting at 4:12 p.m.