

Indian Creek Ranch Improvement Association (ICRIA) Minutes for March 27th, 2024

7:03 PM: meeting called to order – 8 members present Kathy Bates, Dale Bates, Sharon Padilla, Nancy Soo, Bruce Speidel, Lilo Bradford, Linea Schakel, Dave Watt

Board members present: Absent ☒ Present ☒

☒ Betty Purkey-Huck

☒ Rick Sandeberg

☒ Cherri LaMarr

☒ Eric Schakel

☒ Dan Soo

SECRETARY'S REPORT: review and approve Minutes of previous meeting – All board members approved the minutes.

TREASURER'S REPORT: review expenditures

Eric has not been able to get into the bank account. Denice is supporting but has been on vacation. Eric will go the bank tomorrow. He has the forms for signatures. Betty is going with Eric. Two signature forms that will be filled out by Cherri and Betty.

One invoice was received. 6632 Winnebago way has sold and are asking for the dues on this property. Dan Soo talked to Rexera the title company: they need the covenants, and other paperwork. Eric will take care of it.

COMMITTEE REPORTS Standing Committees

Architectural Control Committee – Dave Watt

Lot 138 – Chris Lawson 7472 Cheyenne Dr. New siding and new windows. Color scheme is roughly the same. No approval from the board is necessary because it's replacement with limited changes.

Lot 16 – 6020 Rainbow Creek Rd. Guy Scharf and Carla making a 2,000 sq ft. addition to the home. It's to the Southeast edge of current home. The majority will be behind the house. The roof line will be visible. They submitted the plans to the county months ago. On January the 2nd, 2024 they submitted the plans to the HOA board but haven't heard back. They signed up their contractor and are moving forward. Contractor said if they didn't get

response from the board in 30 days they could proceed. The county said they couldn't deny a permit unless there is a code violation. Rick walked the property with the homeowner about a year ago. Rick said there wasn't an application with the board. The county has passed erosion control permit. Dave said it would be nice to have something on file. This is approved by default.

Bear's Den – notification from the county saying that there is a new build. A guest home will be built in the first lot, possible an Airbnb. A courtesy notification to HOA within a mile. The Board determined that the Airbnb was not an issue.

Dave Watt brought up the question, "What is the purpose of the Architectural Control Committee?" The board has 30 days to respond, and it doesn't really matter what we say. The county says if there isn't a code violation they can't withhold a permit. The convenance doesn't enforce what ACC does. He doesn't feel one way or another about this but thinks that maybe we should research this. The board will look at the convenance.

Communications Committee – Nancy Soo – Open position – Nancy is stepping down and is no longer writing any newsletters. Betty thanked Nancy Soo for her work on the lovely newsletters that she has compiled. We have loved Nancy's newsletter and appreciate all her help with communications. We need to make sure that this position is filled.

Fire Committee (open) – Dan will talk to the EMT that lives below. Not a HOA member but she could be a liaison. Betty doesn't remember anyone being on this committee.

Improvements and Maintenance Committee (Facilities Coordinator) Dan Soo

- A lot of people not getting the email blast from the new website. An ongoing problem with Google change. Everyone needs to check their emails. We use this site to send our email blasts out. Dave Watt suggested a third-party email marketing solution that can be fairly inexpensive.
- Weed Wranglers – Time for them to come out again. Money is set aside for this. Dan will get them on the schedule.
- Dan called Ryan Seesengood for erosion control. Rick Sandberg recommended Ryan. This will be the third bid to mitigate the erosion problem.
- Colorado Outhouse gave a quote that includes an on-call service: \$100 a month, \$45 to service (on call), and \$50 to deliver. Dan put a motion to approve. It is approved by the board to switch services to Colorado Outhouse.

- Dan is going to reprogram the lock to the clubhouse. It appears someone has been getting into the clubhouse. Items have been left on the counter. There is speculation but no solid evidence of who has accessed the building. It might have been the people who installed the door have the code, or...? Dan suggested we put a deadbolt on the back door, but we will try the code change first. One other time one of the windows was left open but we don't think anyone accessed the building from this opening.

Facilities Trails – Cassie has walked the trails. Lilo Bradford has volunteered to help and will do this once the trails have dried. On Bluebird Trail, there is a tree down, not across the trail but close to it. Kishna's trail was also inspected. Most trails were inaccessible during this meeting because of snow and mud.

Betty mentioned that Stacey Melito said she would help and had several people interested in adopting a trail who would walk the trails and report to the committee chair. Rick commented that Stacey should talk to Cassie to coordinate the plan. Betty also mentioned that we used to have more people involved with the trails. It's a big job; the more hands helping or legs walking, the better we can keep our trail system safe. Bob Carstens has a history of maintenance and took a class on trail maintenance. He knows the historical facts on our trail system.

Social Committee—Betty called Stacey Melito, who said that she hasn't been on the social committee for a couple of years, but she would like to do the haunted walk and would work with anyone who takes on the position. We are looking for a Social Committee chair member.

Special Committees

- **In The Loop**- The bag with the cards, journal and coupons was found in the locked filing cabinet, where Deb Dennis said it was placed. A Dale Bates asked what the **In The Loop** committee does. Betty brought up she would like the name changed to something that would easily be understood. It was voted that the name be changed to the Welcome committee. It was voted on by the board unanimously to change the name.
- **County Liaison** (open position)
- **Neighborhood Watch** – Betty contacted Sean Nation to see if he still wants this position, and he hasn't returned her call. If there is no response, this position will be posted as open. There has been no report for quite a while. September 2022 was the last report that we received.

Policies and Procedures – Alan Kaiser wants to continue with this committee. We need more volunteers to help Alan review policies and procedures. Nancy Soo is currently attending. Allan Burris has volunteered to help on this committee.

OLD BUSINESS

- Dan Soo is wondering if anybody is using the Portaloo by the arena. We pay \$230 a month for its use. Eric Schakel said he's observed delivery drivers and the mail person using this, but no one else knows if it's being used. Rick Sandberg said he might have a company that could supply one for a lesser rate. Denice stated that originally this was rented because residents requested this because they needed to regularly use the restroom when out and about. An option might be to give a code to the clubhouse of people that might need to use the facilities, such as people who ride in the arena, use the playground, and maybe even the mail delivery person. Patty Carstens said the delivery people should be able to use the clubhouse bathroom because of the package deliveries happen. To finalize this topic, it was decided by the board to first get a quote from another company for this service.

NEW BUSINESS

Nancy Soo referred to pedestal inspection as something she didn't put into the newsletter but has researched for specific information. Nancy remembered that a pedestal was damaged on the property where erosion control is in place. It was suggested at a previous meeting that residents should check their pedestals for damage. Nancy Soo called CORE, and CORE gave her an email address (not sure what this address is) so ICRIA residents could contact a service representative who would tell the resident how to handle this. Rick Sandberg said he would follow up with CORE. He recently was on a trail walk with Cassie and saw a pedestal with no cover, and he could see the breaker was exposed. He said a situation like this could lead to possible electrocution of someone or something.

The audit needs to occur. Lilo proposed that a third party, a professional company, do an audit because it becomes a much bigger job when it's past due for several years. The bylaws say that it should be three people from the neighborhood. Kathy Bates suggested we have three residents present when the third-party audit occurs. Eric Schakel knows someone who does audits who isn't related to him. The last audit was done by Denice when she did the books Lilo kept when she was the outgoing treasurer. She asked Allan Kaiser from Policies and Procedures to clarify the procedure and ask if he knew someone who could do the audit. Eric Schakel is contacting Allan Kaiser.

Why do we have an architectural committee question readdressed? Dan Soo mentioned that we need to look at C2 in the bylaws to clarify the architectural committee's responsibilities. Rick Sandberg will review this bylaw by the next meeting.

Meeting adjourned at 8:02