

INDIAN MOUNTAIN SUBDIVISION
INDIAN MOUNTAIN PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS
MINUTES
OCTOBER 2, 2005

REGULAR MEETING

The Board of Directors of the Indian Mountain Property Owners Association (IMPOA) met on Oct. 2, 2005 at the Mattson's residence at 2:30 pm. The following is an account of attendance of the Directors:

PRESENT:	Roger Mattson, Ed Gallagher, Glenn Haas
ABSENT:	Kevin Copeland, Art Kidnay, Ed McMurrer, Chuck Pixler
OBSERVERS:	Fred Burdick and Glenn Bank

The president declared that there was not a quorum and that he would obtain concurrence of at least one other director before promulgating the actions approved by the three members present at the meeting. This action was completed on October 11, 2005 when the formal concurrence of Ed McMurrer was received.

APPROVAL OF AGENDA

The agenda was developed and approved as the first order of business.

APPROVAL OF THE MINUTES

The minutes of the February 17, 2005 meeting and the May 29, 2005 meeting of the Board were approved.

OLD BUSINESS

1. Status and Plans for Amended Covenants: The amended covenants have not been approved at this time. Approximately 700 more residences need to vote for their approval. A direct mail request will be sent to those who have not voted. Mattson will complete this action by early November.
2. Paving Project: As described in the October 2005 issue of the Indian Mountain News, there has been no clear and compelling support among the IM residents for the paving of Albino Road. The Board plans no further action at this time.
3. Water Augmentation Plan: Administration of the water augmentation plan for IM still needs to be addressed. Options are still to be explored. It is anticipated that the Rec Board will take no further action on this issue until early 2006.

NEW BUSINESS

1. Annual Fall Covenant-Compliance Drive Around.

Gallagher agreed to do the compliance drive around again for 2005. He will complete it by early November. Gallagher motioned, Haas seconded, and it was voted by the Board that Pixler will do the required follow up to rectify violations, with Mattson's help.

2. Candidates for February Elections of Directors.

Haas plans to run for the Board. Mattson will check with McMurrer and Pixler as to their willingness to serve on the Board. An announcement soliciting volunteer candidates will be placed in the January IM News.

Fred Burdick advised the Board that he would resign from the Architectural Review Committee effective February 2006.

3. Proposed Guidelines from Rec District for RV lot.

Guidelines were not available for review at the meeting. The Rec District is expected to have a draft later this year.

4. Feedback on South Park Homeowners Associations.

Mattson reported that representatives from 4 of the 8 associations participating in SPHA met on September 24, 2005. Various topics were discussed and valuable information exchanged. It was agreed that the collective voice of 8 associations could be very useful in the future, and it was agreed to continue meeting 2-3 times per year. Minutes from the meeting are posted on the Indian Mountain website.

5. Compliance with New State Law on HOAs.

A Colorado State law has been passed in the last 6 months which provides guidance on how HOAs should operate. Mattson will work with Cliff Pugh from Lost Park to learn more, and perhaps to arrange a one-day training for representatives from SPHA. The law takes effect January 1, 2006.

6. Neighborhood Watch.

Haas has secured new neighborhood watch signs for IM. Gallagher will identify locations to either replace old existing signs or to place new ones. The new signs will be installed over the next six months.

Haas also secured 300 3" by 4" exterior neighborhood watch decals that are intended to be posted on the address posts along the road of willing residents. The address posts are required for residential development in Park County. Decals were distributed among the Board and guests, and will be provided to residents attending the February banquet.

Haas and Mattson are "experimenting" to determine the level of interest in forming small neighborhood watch groups and phone/E-mail directories among nearby residents. They will report on that effort in the January IM Newsletter.

7. Ideas for the IMPOA page of January IM Newsletter.

Directors commented on the great job the new editor Liz McKay had done on the October IM News. Items suggested for inclusion in the next edition included volunteers for ARC and Board, vote for amended covenants, covenant compliance, and Clean Up Day 2006. The Neighborhood Watch article will be a separate piece prepared by Haas.

8. Clean up day for Memorial Weekend 2006.

Based upon the success of the 2005 clean up, it was agreed that a similar event would be set for Memorial Weekend 2006. Community volunteers will be asked to organize and run the event.

9. Assignment of New Board Member Pixler.

As noted above, Pixler was selected to lead the follow up of the 2005 covenant compliance drive around.

Additional Discussion Item

Haas led a discussion on the idea of community dumpsters as an alternative to individual trash collection in IM. The idea is that several community dumpsters might be a valuable community service, help to reduce bear feeding/encounter problems, reduce the occurrence of spilled trash on roads, decrease trash truck use on roads, and decrease the trash collection costs for individual residents.

The discussion was lively and identified many factors: (a) location of dumpsters,

(b) how to secure and police dumpsters, (c) logistics for charging individual residents for a community service, (d) willingness of residents to forego individual trash service, and (e) no Board desire to force residents into a community dumpster program.

It was noted that the Ranch for the Rockies subdivision has a successful program because the dumpster is located adjacent to the full-time manager's home where security and policing is easy, and aesthetics are apparently not an issue.

It was also noted that the trend among state and federal land management agencies is to actually remove trashcans and dumpsters from public lands, while developing a stewardship ethic among visitors that they take responsibility for their own trash and garbage.

It was concluded that Haas would watch a similar effort that is starting in the Rucker 7 subdivision and encourage any IM community resident, if interested, to develop a written prospectus on how such a program might work.

ADJOURN

There being no further business to come before the Board, the president declared the meeting adjourned at 3:45 p.m.

Glenn Haas
Secretary

Roger Mattson
President