

**IMPOA Board Minutes**  
**November 26, 2007**  
**Telephone – Conference**

**1. The meeting was called to order by President Glenn Haas @ 7:00 PM** with the following board members online: Glenn Haas, Wally Techentien, Loren Klain, Ed Gallagher, Art Kidnay and Dennis Burke. Diana Heyder was out of town and excused.

**2. Agenda changes / additions:** none were added and no other members or property owners were connected to the conference call.

**3. Annual IMPOA meeting in March 2008:** Wally reported that the Elks Lodge in Lakewood is available on March 13<sup>th</sup> and Wally will make the reservation. The formal contract can be signed at a later date. Wally also reported that the Elks Food Service Manager could provide a Prime Rib dinner or a fish dinner with all the trimmings for ~\$20 per plate for a sit-down served meal including desert. This action was likewise approved by the Board. The details will be worked out with Swen, Glenn and Wally and published in the January 2008 News Letter. The idea of a “happy hour” from 5:30 to 6:30 PM was also discussed and approved. The Elks will provide “walk up” bar service as well as waitress bar service orders and delivery to our tables. The topic of “discounts” was discussed. No formal action was taken on this proposal. The details have to be worked out for those who have already sent in their 2008 home-owners dues. The board agreed in principle if it can be worked out.

**4. IMPOA board members recruiting:** Glenn reported that he had received verbal resignations from Ed Gallagher and Art Kidnay effective after our March Annual meeting. Glenn also reported that Diana Heyder probably will be willing to serve as a Board Officer for a full 3yr term if asked and that another IM resident may be willing to serve. We still have 2 openings on our board for 2008 but they do not have to be filled, as our by-laws require that we only are required to have a minimum of three members. Submit potential candidates to Glenn.

**5. Budget Status:** Art Kidnay, reported that as of 10/30/2007, IMPOA had \$16,460 cash plus a \$10k CD. We have already received ~90, 2008 property owner membership dues of \$35 each. We currently have ~650 dues paying members. An audit of 2007 income and expenses is planned for mid January. The 11/21/2007 proposed budget, as forwarded to all Board Members was approved the Board.

**6. The 2007 compliance “drive around”:** Ed Gallagher reported that he will begin the 2007 compliance check within the next 2 weeks. Dennis Burke volunteered to assist Ed this year to become familiar with the procedure in preparation for possibly assuming this responsibility in 2008. President Glenn again this year will prepare a letter of “non-compliance” to be sent to all violators. Hopefully this survey can be completed before Jan 1<sup>st</sup> and the results published in the January newsletter, which will be mailed to all 2000 property owners in our subdivision. The Board approved this course of action.

**7. Liability insurance for Board Members:** Insurance bids were received from ~ 10 companies with bid prices ranging up to ~\$10,000. The Board voted in favor of renewing our present policy of ~\$3,000 premium, for 2008 coverage. This should protect board members from liability law suits for up to \$1,000,000 per incident.

**8. IMPOA property perimeter fence repair:** We made good progress on the North and Western fences in 2007. More work is needed in this area to replace many 6” line posts that are located in very rocky ground that may require drilling new post holes. Dennis Burke will investigate cost and the use of power augers in this very difficult area and report back to the Board next month.

**9. Park County’s Road and Bridge sales tax referendum’s failure:** The failed election of the sales tax was a surprise and disappointment to the IMPOA Board. Several Board members felt that Road and Bridge maintenance has significantly deteriorated during the past 4 to 5 months within our subdivision. The Board recommended that a “letter of concern” be drafted to Park County Road & Bridge expressing our concerns. There is many new +\$200k homes in our subdivision this year and this should generate significant property tax income to the county and Road and Bridge. Glenn volunteered to draft such a letter for review and approval of the IMPOA Board and then forwarding to Park County Administration.

**10. Cell phone service for IMPOA service area:** No report was made this month but the Fairplay Plume published an article recently that much progress is being made with the County Commissioners toward improving Cell Phone Service tower construction.

**11. IMPOA Webpage:** The Board has had much positive feedback from property owners on Rick’s work as our Web Master. The Board wishes to publicly recognize his efforts and give him a big “Thank You” for a job well done.

**12. The Board Meeting was closed at 8:15 PM.**

Respectively Submitted:

Wallace A. Techentien, Secretary

Minutes approved by: Glenn E. Haas, President and reviewed & approved by the Board.