

INDIAN MOUNTAIN SUBDIVISION
INDIAN MOUNTAIN PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS
MINUTES
FEBRUARY 26, 2006

SPECIAL PLANNING MEETING

The Board of Directors of the Indian Mountain Property Owners Association (IMPOA) met at 7:00 p.m. on February 26, 2006, by conference call, to discuss its plans for the coming year. The following is an account of attendance of the Directors:

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| PRESENT: | Roger Mattson, Ed Gallagher, Glenn Haas, Art Kidnay, Wally Techentien |
| ABSENT: | Kevin Copeland |
| OBSERVERS: | None |

The president Roger Mattson declared that there was a quorum.

APPROVAL OF AGENDA

An agenda had been E-mailed to the Directors a few days earlier. A few changes were made and it was approved as modified.

APPROVAL OF THE MINUTES

No minutes were reviewed.

OLD BUSINESS

1. The Board discussed the current controversy within the Rec District Board concerning, among other things, the proposed well permit for the fishing pond. No actions were forthcoming from this discussion.
2. The Board discussed the issue of how to assure long-term administration of the Indian Mountain Water Augmentation Plan. No actions were forthcoming from this discussion.
3. The Rec District recently turned down a suggestion by IMPOA that a common area be designated for a trial-use garbage collection point for a few interested owners. The IMPOA objective was to conduct a demonstration project on means to cut down on blowing trash and bear problems in the subdivision. Because no reason was stated for the rejection of the suggestion and because the Rec Board had not chosen to formally notify IMPOA of its decision, the IMPOA Board discussed whether other activities that were underway or had been taken in the past in cooperation with the Rec District involving the common property

within Indian Mountain were imperiled. These activities include the following:

- Burn pit
- RV Lot
- Dumpsters on Memorial Day
- Playground equipment
- Nature Trails
- Assistance with picnics

It was decided that IMPOA would continue with business as usual on all these matters until directions to the contrary are received from the Rec Board. The IMPOA Board also asked Roger Mattson to attend the Rec District Board meeting on March 11, 2006 to address the proposal by its Operations Manager that the Jefferson-Como Fire Protection District assume responsibility for the burn pit. The main concerns of the IMPOA Board were that the burn pit administrator be timely responsive to owners requesting to use the pit (perhaps a person could be paid to supply this function) and that the pit remain accessible to the four subdivisions that have sponsored it since its inception.

4. The Board decided to not publish an update of the results of the Road Paving Survey until later this year because the sample size is still quite small.

5. The Board decided to begin phased implementation of CCIOA and Senate Bill 100 procedures, as practical.

6. Roger Mattson said that all of the required information for a filing for IMPOA's recognition by the IRS as a 501(c)(4) corporation has been assembled. The Board asked him to complete the application. He said that could be accomplished and the mailing should occur in March.

7. The Board decided that there should be an article in the April newsletter about the covenant consent post cards, asking those who have not yet mailed them to please do so. The article will address the potential consequences to the community of a failure to achieve the covenant amendment and the relaxations of requirements that are in the amendment.

8. It was decided that the May 13, 2006 IMPOA Board meeting should be four hours in duration and that the IMPOA attorney should be invited to attend to address general procedural matters at the beginning of the meeting.

10. The Board had a broad ranging discussion of its role in serving the Indian Mountain community. The main topics discussed were as follows:

- Communication to the owners
- Education on matters of common interest
- Road signage
- Covenants and amendments thereto
- Covenant enforcement
- Architectural Review Committee

- Annual Meetings/Dinners
- Website as a means of keeping owners informed
- Newsletter as a means of keeping owners informed
- Channeling complaints of owners to appropriate authorities
- Welcoming of newcomers
- Coordination with Rec District, other HOAs, County government
- Cooperative ventures with Rec District on mutually agreed projects
- Neighborhood Watch program
- Advocacy for community safety, environmental protection and welfare
- Fostering community spirit, e.g., by sales of IM-logo merchandise

The actions items arising from the foregoing discussion were (1) to enlist a volunteer to handle advertising sales for both the *Indian Mountain News* and www.IMPOA.net; (2) to ask owners requesting assistance from IMPOA about the status of their membership; (3) to exercise reasonable precaution in keeping IMPOA's educational efforts unbiased and factual; and (4) to coordinate signage inspection with the annual covenant compliance drive-around.

NEW BUSINESS

The Board agreed to encourage a representative of the Rec District Board to attend IMPOA Board meetings in 2006.

The Board discussed several possible candidates to fill its open Director position.

The Board discussed the idea of posting a "myth-buster" column on the website to counter rumors that crop up from time to time. No one volunteered to take the lead.

Glenn Haas volunteered to draft a survey of the owners to gather new ideas for IMPOA service and to encourage greater numbers of dues payers.

ADJOURN

There was no further business to come before the Board. The President declared the meeting adjourned at 9:00 p.m.

Glenn Haas
Secretary

Roger Mattson
President