

Annual Member's Meeting Minutes
Indian Mountain Property Owners Association

Held at Lakewood Elks March 12, 2007 @ 10:00 AM
Lakewood, Colorado

Board Members Present: Glenn Haas, Art Kidnay, Wally Techentien

Board Members Excused: Ed Gallagher, Kevin Copeland

Members in Attendance = 113 members

1. Welcome and Introductions: Glenn Haas, President

President Glenn Haas opened the meeting at 10:15 A.M. and welcomed the 113 members to the 2007 IMPOA Member's meeting and luncheon. Glenn introduced and recognized the hard work and volunteer efforts of all current IMPOA Board and committee members, as well as past board members of IMPOA and the Recreation District

2. Membership Report: Swen Hagman

Because of our recent membership survey and a special mailing to last year's 155 attendees, we now have 587 paid members in IMPOA, an increase of 154 new members. Membership in IMPOA is voluntary and Park County reports that, according to their property owner records, there are about 2,000 land owners in Indian Mountain Subdivision. This means that about 30% of the land owners are members of IMPOA.

3. 2007 Budget Presentation: Art Kidnay, Treasurer

The 2006 Expenses have been audited and found to be in order. This is done annually and a copy of this audit is kept on file and available to the membership. A copy of our IMPOA Budget was passed out to all present and is available on our Web Site. A couple new items are: \$1,250 to repair Indian Mt. subdivision perimeter fencing (to keep cattle out), \$1,500 insurance bond for protection of our Board Members against liability suits, \$2,750 to fund newsletter printing for the year. Finally, IMPOA has been officially registered as a not for profit entity, (501(c) (4) and an organization is good standing with the federal government. The budget submitted is a "balanced budget" of \$13,365 for 2007.

4. Indian Mountain Merchandise & Sales: Wally & Lee Techentien

Lee Techentien and our granddaughter, Marion, had a table set up in the back of the dining room offering Indian Mountain logo: tee-shirts, sweat-shirts, hooded sweat-shirts, and hats, in sizes medium, large and extra large. We also plan to have

merchandise available for sale at our “Dumpster Day” activity in June. (Total sales at our Annual meeting netted \$462). I want to thank the IMPOA Board for authorizing the use of IM key chains, and IM decals as table gifts, thanks Glenn. Also available, at the registration table, were “neighborhood watch” decals. Thanks also for the donated 10 “fog horns” sold at \$5 each and to Bob Einarsen (the birdhouse man) for taking orders for “\$15 yellow Blue Bird houses” in the memory of Jim Gardner.

5. President’s Report on significant IMPOA Accomplishments 2006

A. IMPOA dropped the petition drive to amend the IM covenants. We were only able to collect ~1,250 signatures after 2 years of effort and we are required to have ~1,750 to approve amendments. This is not too troubling because most of the requirements in the covenants are now addressed in the Park County’s land use regulations.

B. IMPOA will publish 3 newsletters per year. The January winter issue will go to all IM property owners; the May summer and October fall issue will be mailed to only IMPOA members.

C. IMPOA took a strong lead in the community to block BLM land sales of parcels of land inside Indian Mountain and adjacent properties bordering our subdivision.

D. The IMPOA web page was completely re-done in 2006 thanks to our new Webmaster, Rich Reindel. It is now current and an excellent communication tool.

E. The 2006 IM Property Owners Survey sponsored by IMPOA to provide guidance to the Board was a huge success. Of the 2,000 surveys mailed, more than 690 were returned with input and comments. These were summarized in our December Newsletter to all property owners. The cost of the project was less than 3K and it will be used to help the new Board to develop its plan and action for 2007 and 2008.

In summary, the IMPOA Board is functioning as a team, working together for the welfare and interest of all Indian Mountain property owners. We think our gain of 150+ new members in IMPOA reflects our accomplishments and satisfaction of the job we are doing. We hope to encourage many more members to join IMPOA in 2007.

6. Highlights of the 2006 Indian Mountain survey: Glenn Haas

We have already touched on the survey results in the above paragraphs, but it will provide new direction to the board. Many items in the survey, IMPOA has no control over, but we can lobby the County Commissioners, based on the representation on almost a base of the ~700 people who were represented in this survey. These numbers make up an important segment of the voters in the Park County community and we hope to use this political leverage to lobby for our interests on future issues that impact Indian Mt. property owners.

7. Listening Session: “Questions and concerns from the floor to the Board”:

Many questions from the attendees were raised and the following summarizes several of them.

A. Improve cell phone service in Indian Mt. Subdivision: Cell phone service level is determined by the commercial providers, Sprint, Verizon, Quest and etc. Up to this point they claim there is not enough market to warrant the investment. However, we hope to work in a continuing effort, with Park County Emergency Services, Park County Commissioners and Homeland Security to get “grant monies” and exert influence to improve cell phone service in South Park. This effort will be on going by IMPOA’s Board.

B. BLM land sales within and adjacent to Indian Mountain Subdivision: The Board has taken a strong position in the past, Editorial Letter in the Flume, letter writing campaign to BLM Management and attendance at public hearings. The Board plans to continue the efforts in 2007 and will keep the Community advised of our actions and accomplishments.

C. Mineral rights for Oil & Gas: Most of the properties in Indian Mt. have no mineral rights. These would be listed in the individual deeds when the property changed hands. If somebody has questions on individual parcels of land the owner may have to consult a local land attorney’s to do a property title search. These can be very costly and probably would not fall into the category of IMPOA Board responsibilities

D. Water Rights in Indian Mountain: It is our understanding that the water rights in our subdivision are guaranteed, but they are “conditional rights” of the 1972 Water Augmentation Plan that was filed with the State Water Court. These are not cast in concrete and could be subject to change. The original Corporation that established Indian Mt., it is my understanding, no longer exists as an entity and may or may not be able to enforce or guarantee these rights. This topic needs **ATTENTION** and should be one of the priority issues for the board. This is a very complex legal issue and may be a very expensive issue for the board to pursue.

E. Recreation Board operations, audits, budgets and projects: Among all the topics in addressed in the Listening Session, concern about the Recreation District was most frequently mentioned. Comments included people being very concerned about how money is being spent, the few number of people who attend the meetings, the bias towards full-time residents, the lack of an external audit, the sum of money allocated to legal counsel, minutes not being posted in a timely fashion, and how decisions are being made.

Glenn Haas encouraged people to contact the Recreation District to express their concerns. He also indicated that IMPOA will remain involved in the oversight of the Recreation District and will take appropriate actions where so decided.

F. Pine & IB beetle Spraying in Indian Mountain: Cindy and Fred Burdick presented a brief program and handouts on Beetle infestation within Indian Mt. Subdivision. They have had spraying done on their trees for the past ~5 years and at a modest cost. They feel it's a great insurance policy, but there is very little evidence of infestation in our subdivision. They only seem to be attacking Ponderosa and Bristle Cone Pine in our area. Contact Jetco, Inc @ 719-395-8811 in Buena Vista, if you want more information about Pine Beetle protection in Indian Mt. subdivision.

G. How many residents reside in Indian Mt. Subdivision: It was reported that according to Park County Offices, there are 2500 lots in IM; there are about 1950 property owners with some owning more than one lot; there are about 375 lots with dwellings for part-time residents; there are some 168 full-time residents.

8. IMPOA Election Results: Hugh and Becky Hudson, Election Judges.

Our IMPOA by-laws require that at least 10% of our membership must vote for an election to be valid. It was reported that we have 587 paying members in IMPOA and 62 ballots were cast. Therefore our election is valid resulting in the following being elected.

- Glenn Haas was elected President for a 2 year term
- Art Kidnay was elected Treasurer for a 1 year term
- Loren Klain was elected Director At-Large for a 3 year term
- Dennis Burke was elected Director At-large for a 3 year term

President Glenn Haas announced that the board has one open at-large vacancy. He indicated that the current Board lacked diversity and encouraged people to volunteer.

9. Surprise Award Presentation

One final item of business was the presentation of a gift to Cindy Burdick of a beautiful wood carving with a plaque recognizing her years of service as an Indian Mountain resident. She was the former Operations Manager for the Indian Mountain Metropolitan Recreation and Park District. This award is just a little thank you from the IMPOA Board for her efforts in making Indian Mt subdivision one of the premium Subdivisions in South Park.

10. The business of the 2007 IMPOA annual members meeting was completed at 11:55A.M. President Glenn Haas, closed the meeting and all enjoyed a light lunch.

Respectively Submitted:

Wallace A. Techentien, Secretary

Minutes approved by Glenn Haas, with the concurrence of the board members present on
March 17, 2007