

**IMPOA Regular Board Meeting**  
**June 22, 2007**  
**At the Haas Residence, 305 Travois Court, Indian Mt.**

**1. Meeting called to order** @ 7:00 PM by President Haas, with the following in attendance: Glenn Haas, Ed Gallagher, Dennis Burke, Loren Klain, Diana Heyder, and Wally Techentien. Art Kidnay has been on vacation and was excused by President Haas.

**2. Agenda Changes:** Loren Klain requested the topic of ATV's be discussed and Wally Techentien brought up an issue of a Building, Zoning violation on Ute Trail, ~ ¼ mile East of Arrowhead Rd, a "25' x 50' x 12' pole building in a residential zoned area.

**3. Open Public comments:** No visitors were present at the Board Meeting.

**4. Financial Status:** In Art's absence, Glenn Haas reported that he knew of no major expenses or outstanding obligations since our April 30, 2007 Board Meeting and our finances remain in order.

**5. Progress on 2007 priorities:**

**A. Road paving and improvements:** Glenn Haas will write a letter to Park County Road & and Bridge reporting the 2007 survey results of +800 property owners for better road surfaces in Indian Mt. The Board discussed an earlier study by Park County that, gravel roads and their maintenance costs are lower than paved road initial costs and ongoing up keep costs, on a per mile basis. It was also brought up that gravel roads, well maintained, are less slippery in winter weather than back top roads.

The issue of setting up a "special taxing district" for IMPOA road improvements, at ~ \$100 per lot for 10 years, was discussed. It was agreed to watch how the resolution evolves this summer and to take a position on it later before the election.

**B. Cell phone communication Improvements:** Loren reported that the County has been approved for an \$800k grant for some 800MH equipment from the State of Colorado. The May cell phone article in the "Flume" has created much local and IMPOA member interest.

**C. Fence Mending Day:** Dennis Burke is heading this program for Indian Mt. North perimeter fences on Sunday, June 24th. He has 2 to 4 teams of 2-3 people, plus all the necessary supplies and equipment and plans to start ~ 9:00 AM. Hopefully this will be completed in one day.

**D. Member communications:** Rich Reindel continues to do an excellent job on updating the web page on a monthly basis. The May IM Newsletter, was published on time and also very well received—thanks to a great job by Marcella Wells.

E. BLM land transfers: The BLM's revised draft of its South Park Land Transfer Plan will be published in Aug. or early Sept. Response by IMPOA and affected members is very important. The Board will continue to monitor this issue and will report back the results and progress at our next Board meeting.

F. Covenant compliance checks: Ed Gallagher indicated that his personal plans may take him away from IM and his work on the IMPOA Board. At this time he plans to conduct the November covenant compliance check but this may change.

G. Water Augmentation plan: IMPOA President Glenn Haas had a 2-hour conversation with Jim Campbell in early June. As stated in the May newsletter, there was continued agreement that there is concern about the future management of the water augmentation plan and steps should be taken to resolve. Jim is actively exploring options and was having several key meetings in June about the future management of the water augmentation plan. This was good news.

Once again, Glenn indicated that IMPOA was pleased with Mr. Campbell's past and current performance in managing the augmentation plan. Glenn restated that there was not concern for the content of the plan or any interest in changing the content of the plan, but rather Glenn emphasized there was concern about the future management of the plan. IMPOA members recognize that a fair and reasonable charge for managing the plan is likely come with change in who manages the plan, but more important than a charge is predictability and security for the future.

Since progress is being made and Mr. Campbell did not ask for any continued help by IMPOA, the IMPOA Board agreed to postpone the "Citizens Advisory Committee" referenced in the May newsletter for the time being. IMPOA will stay in touch with Mr. Campbell, monitor any proposed changes in the plan or its management, and report to its membership in the next newsletter and on the IMPOA.net website.

#### 5. Other items for discussion:

A. 2008 Annual Meeting: Swen and Loretta will continue to serve the Board as the Membership Committee but not as Chairpersons of the Annual Meeting arrangements Chairman. After some discussion, the Board felt that the 2008 Annual Meeting should remain in Denver, it should be during the week, include a high quality meal, in a facility with adequate seating (~200 people capacity) and a good sound system. It was recommended that invitations be sent to the Rec. Board and our County Commissioner. The Board is looking for options and a volunteer to organize this special event.

B. The Topic of ATV's inside IM Subdivision was discussed: ATV's on Park County roads is not permitted by law. There was a discussion about the use of ATVs on the easements provided for in the covenants. After some discussion,

it was decided by the majority of the Board that this was not a idea they supported.

C. Pole barn (~25' by 50' by 12' sidewalls) on Ute Trail off Arrowhead Road. A very large and out-of-place pole building has been erected near the road in the last 60 days. It would appear to be a commercial storage business structure to be used for business purposes and probably is or would be a Park County Zoning Violation. While it may meet County code, there was discussion and concern about the use of this structure as a business in a residential area. The Secretary of the IMPOA Board was directed to write a letter to Park County Zoning Director requesting the County's assistance to check on the matter. Your Secretary has contacted Park County Zoning Director but as of 6/25/2007 he has not returned my call.

6. Upcoming Dates:

- June 23<sup>rd</sup> Dumpster Day activities
- June 24<sup>th</sup> Fence mending work day
- June 30<sup>th</sup> Recreation Board Town Meeting
- August 10<sup>th</sup> IMPOA Board Meeting/Teleconference??
- October 15<sup>th</sup> Target date for Fall IMPOA Newsletter mailing

7. The Board Meeting was closed at 9:05 PM

Respectively submitted

Wallace A. Techentien, Secretary

Minutes approved by:

Glenn E. Haas, President, with review and approval of the Board (August 17, 2007)