

INDIAN MOUNTAIN PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
October 11, 2014

Glenn Haas called the meeting to order at 11:05 a.m. at the Indian Mountain Community Center. Board members present were Gail Lane, Fred Whitaker, Karen Goodman and Tina Bogani. Kim Novitch attended the meeting via teleconference. Roger Mattson had pre-arranged to be absent. Others in attendance included Business Manager Samantha Bertin, and guests Susan Stoval, Tim Higgins, Don Frye, Jackie Siverson, and Ed and Susan Holman. No changes to the agenda were requested.

The following agenda topics were discussed, with actions and decisions noted:

1. Both the July 11 and the August 9, 2014 IMPOA Board Meeting Minutes, previously reviewed, were approved unanimously with motion by Glenn and second from Fred.
2. Treasurer's Report - Karen provided the following information: the balance of the Bank of the West checking account as of September 30, 2014 is \$78,190.76. See "Treasurer's Report" addendum. Karen reported she has opened previously-approved CD and savings accounts. The CD account now has a \$25,000 balance, and the savings account also has \$25,000 balance. Glenn made a motion for approval of the treasurer's report, Fred seconded and the motion was unanimously approved.
3. Other Financial, Budgetary or Audit Matters - A suggestion has been made by several residents to post the financial report on the IMPOA website. The Board will discuss that suggestion further at the next meeting in November.
4. Business Manager Report - Samantha reported that she had received a call from a resident regarding construction on a Warrior Court lot that is possibly in violation of Indian Mountain covenants. Kim volunteered to collect further information on the matter. Samantha also indicated she had received a letter from the county that another resident is consolidating two of his lots.
5. Old Business -
  - Membership Drive - Gail reported that she has currently received 689 membership dues payments for the 2014 year. All dues payments received after September 30<sup>th</sup> will be credited towards the 2015 membership year. The membership form for 2015 was discussed, and Karen suggested that the IMPOA website be added to the form. It was also suggested that a current update to the water litigation be included in the mailing. The 2015 membership drive

mailing will be assembled and envelopes stuffed following the monthly meeting in November.

- Communications Database - Gail reported she continues to update the database, comparing and updating our database with information from the Park County Assessor's database. Fred mentioned he would like to send an email notice to residents regarding the status of community roads utilizing the database email information. Fred will prepare a "Roads Summary" and seek further Board approval to distribute that information to residents who have provided their email address, as well as posting the summary on the IMPOA website.
- IMPOA Website - Karen reported she is coordinating with Kim and Rich, our IMPOA website manager, to switch web-hosting providers. A possible supplier, HOA-Sites.com, would provide features such as mass emails, proxies, individual email accounts, surveys, PayPal payment services for membership payments and merchandise sales, and other property owner-related functions that would accommodate our website needs. Karen, Kim and Rich will provide additional updates at the next meeting.
- Covenant and LUR Compliance - None to report.
- Fencing, Cattle, etc. - There were several reports of cows seen at the end of Travois. Sam indicated she had lost several head of her herd, and would check to see if those reported cows belong to her.
- Roads - Fred reported he has recently had four face-to-face meetings with new Park County Road & Bridges manager Curtis Longsdon. County Road 32 (Arrowhead/Albino) is now first priority for repairs, after County Road 5 repairs have been completed, possibly in the next two weeks. Don Frye mentioned that the condition of the roads has slowed emergency-responder response times to fire and crime-related incidents. He said he would meet with the Park County Commissioners to stress the importance of getting our roads repaired soon from his perspective as a first-responder. There was also a suggestion made that posting more speed limit signs throughout the community might help urge drivers to slow down, since high-speed travel and heavy braking causes a significant amount of damage and "wash-boarding" to the roads.
- Signage - Fred reported that since the Park County Road & Bridges crew has been occupied with the recent County Road 5 repairs, their installation of signs has been delayed. They expect to catch up on installing road signs in the next month.
- Merchandise Sales - Fred reported no new merchandise sales.

- Community Events -

Community Craft Fair - October 25, 10am-3pm. Over a dozen local artists and crafts-makers will have their items for sale!

Thanksgiving Dinner - Unfortunately, the Thanksgiving Dinner has been cancelled for this year.

- IMMD Coordination - IMPOA continues to coordinate with IMMD regarding the water issue.

- Water - Glenn reported that a jury trial has been scheduled with the District Court in Fairplay to hear our case on March 9, 2015. The time allotted for the trial on the Court's schedule is thirteen days. Indian Mountain community support and participation in the trial is encouraged and greatly appreciated! Pre-trial tasks including obtaining witnesses, conducting depositions, providing affidavits, and selecting a jury will be conducted over the coming months. In order to keep Indian Mountain residents up to date on the water situation, a summary and the "Resolution" approved at our August meeting, will be provided in the membership drive mail-out. Glenn also indicated that our current water augmentation plan is in full compliance as far as the Colorado Division of Water Resources is concerned.

- Fire Protection - Roger reports that by the end of 2014, IMPOA will have led more than \$50,000 of wildfire mitigation in Indian Mountain, garnering a \$25,000 grant from CUSP, matched with more than \$25,000 in cash and in-kind labor from property owners.

- Newsletter - No updates to report.

- Plans, Schedule of Events - The next BOD meeting is scheduled for November 8, 2014. Form-folding and envelope-stuffing for the annual membership drive mail-out will follow the regular meeting. Our next IMPOA/IMMD Open House will be held on May 24, 2015.

6. New Business - Ed Holman suggested that the membership form "Benefits of Membership" information would be better presented at the top of the form, and the member information at the bottom of the form, where it would be easier to tear off and return. He also suggested using a larger font size. Tina motioned an approval of those edits to the membership form, Glenn seconded and all approved the suggested updates.

Gail moved to adjourn and Karen seconded, and with all Board members' approval, the meeting adjourned at 12:15 P.M.

Submitted November 5, 2014, by

/s/ Tina Bogani

Tina Bogani, Secretary

\* \* \* \* \*