

INDIAN MOUNTAIN PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
November 8, 2014

Roger Mattson called the meeting to order at 11:00 a.m. at the Indian Mountain Community Center. Board members present were Gail Lane, Kim Novitch, Karen Goodman and Tina Bogani. Glenn Haas attended the meeting via teleconference. World-traveler Fred Whitaker had pre-arranged to be absent. Others in attendance included Business Manager Samantha Bertin, and guests Debbie Nagel, Tim Rea and Michael and Tucker Novitch. Roger requested a change to the meeting agenda going forward so that public comments can be made at the beginning of each meeting. The meeting agenda will be revised to include that request.

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

1. The October 11, 2014 IMPOA Board Meeting Minutes, previously reviewed, were approved unanimously with motion by Karen and second from Gail.
2. Treasurer's Report - Karen provided the following information: the balance of the Bank of the West checking account as of October 31, 2014 is \$28,261.37. The CD account balance is \$25,000; the savings account balance is \$25,000. Tina motioned for approval of the treasurer's report, Kim seconded and the motion was unanimously approved.
3. Other Financial, Budgetary or Audit Matters - Karen requested that we consider no longer including the unaudited financial statements in the monthly meeting minutes and on the IMPOA website due to the possibility of errors, and that only audited financial statements be posted. Gail motioned for approval of that request, Roger seconded and the motion was unanimously approved. Roger also reported that spending of fire mitigation funds is currently under-budget by nearly \$7,000 due to the infusion of additional private funds. He queried CUSP to determine if extra matching funds might be available for this year, but unfortunately their budget only includes the currently allotted \$25,000.
4. Business Manager Report - Samantha reported that the membership drive mailing costs will be shared equally between IMPOA and IMMD. The additional letter added to the mailing will not increase the weight of the final product and only one stamp will be needed.
5. Old Business -
 - Membership Drive - Gail reported that the 2015 membership drive mailing will

be assembled and envelopes stuffed following the meeting today. The new 11x14 form with a tear-off at the bottom and larger font will provide plenty of room for filling-in member information and welcome residents' feedback. Gail, Samantha and Karen reported that they have the system for receipt of membership payments and check cashing procedure streamlined for expedited depositing and error-checking. It is hoped that returned letters will be minimal this year due to Gail's scrubbing of the database and envelope printing quality control. A suggestion to raise membership dues will be considered at the Annual Meeting next August.

- Communications Database - See information in "Membership Drive" above.
- IMPOA Website - Karen reported she continues to coordinate research of a new web-hosting provider, HOA-Sites.com, with our IMPOA website manager Rich Reindel. HOA-Sites.com would provide features that would better accommodate our website needs, along with reducing our costs and providing better Internet security. Karen will ask Rich to attend our next monthly meeting to provide additional updates and further discuss changing providers.
- Covenant and LUR Compliance - Kim reported that she checked the properties mentioned at last month's meeting and they are in compliance. Guest Debbie Nagel asked if covenants are not enforceable, why does the property owners' association have covenants? Roger explained that IMPOA has no covenants, having been created years after the covenants. The covenants are enforceable by individual property owners as explained in the covenants. IMPOA decided in the past that its best role was to encourage residents to be respectful of their neighbors and to follow the covenants.
- Fencing, Cattle, etc. - There were several reports of cows seen during the last month. Samantha indicated she will email Roger the brand inspector's telephone number so that he can pass that number along to residents. They can call the brand inspector directly to report any stray cattle.
- Roads - Fred continues to work with Park County on improving the condition of roads and monitor testing of new surface materials.
- Signage - There was nothing new to report.
- Merchandise Sales - Samantha reported that merchandise sales have been improving. Fred will be asked to provide an update at the next meeting.
- Community Events - There was nothing new to report.
- IMMD Coordination - IMPOA continues to coordinate with IMMD regarding the water issue. IMMD volunteers will also help with the envelope stuffing at

today's membership drive. Roger happily reports that relations between IMPOA and IMMD have never been better!

- Water - Roger briefed the board on the current status of the IMC vs. IMMD litigation. IMC had filed a motion for summary disposition of the IMMD counterclaims in the law suit. IMMD has filed its response to that motion. In addition, IMMD has filed its first discovery request and anticipates filing a motion for summary disposition of portions of the IMC law suit. Trial is set for March 9, 2015.
- Fire Protection - Roger discussed financial matters earlier in the meeting, and reports that good progress is being made on fire mitigation efforts.
- Newsletter - Gail will have updates at the December meeting regarding the January newsletter mailing. Samantha indicated that she will need some additional time to help assemble the newsletter this time.
- Plans, Schedule of Events - Form-folding and envelope-stuffing for the annual membership drive mail-out will follow this meeting. The next BOD meeting is scheduled for December 13, 2014. Our next IMPOA/IMMD Open House will be held on May 24, 2015.

6. New Business - None to report.

Gail moved to adjourn and Roger seconded, and with all Board members' approval, the meeting adjourned at 12:00 P.M.

Submitted December 5, 2014, by

/s/ Tina Bogani

Tina Bogani, Secretary

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