

INDIAN MOUNTAIN PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
December 13, 2014

Roger Mattson called the meeting to order at 10:59 a.m. at the Indian Mountain Community Center. Board members present were Roger Mattson, Gail Lane, Kim Novitch, Karen Goodman, Glenn Haas and Fred Whitaker. Others in attendance included Business Manager Samantha Bertin, and guests Amanda Woodbury, Don Fry, Rich Reindel, and Michael and Tucker Novitch.

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

1. Public Comments: Amanda Woodbury needs to access her ranch through 55 Shoshone Drive and Pawnee Drive. The county advised her that she needs a letter from IMPOA stating that it is part of the sub-division roads in order to have the county plow this road. The board agrees that we can get this letter together. Roger agreed to do the drafting and send a draft around for comments.
2. Business Manager Report: Sam needs everything submitted by January 15<sup>th</sup> for the newsletter.
3. IMPOA Website: Karen, Rich, and Kim had a meeting with HOA Sites website representative. Positives: More functionality, secured database, access to pages based on security levels set up, PayPal only for membership dues (no merchandise sales), we can do proxies and surveys. People would have to create their own log-on. Negatives: Have to use their templates so our website look will change. We would maintain the site (Rich would continue in this role). The set-up fee is \$200 and the annual fee is \$450. Rich will look at how much space our current website content uses. Roger wants to make sure that the email database is maintained with a high level of security. Rich, Karen, and Kim will gather more info for the next meeting.
4. The November 8, 2014 IMPOA Board Meeting Minutes, previously reviewed, were approved unanimously with motion by Roger and second from Glenn.
5. Treasurer's Report - Karen provided the following information: the balance of the Bank of the West checking account as of November 30, 2014 is \$31,586.88. The CD account balance is \$25,022.49; the savings account balance is \$25,016.82. Kim motioned for approval of the treasurer's report, Roger seconded and the motion was unanimously approved.
6. Other Financial, Budgetary or Audit Matters - Roger will work on a budget with

Karen to have ready for the January meeting. Look at the 2014 budget and let Roger know what you will need for the 2015 budget. We will look at it and make any needed amendments. We have been splitting legal fees 50%-50% for the lawsuit. IMMD has begun billing its insurance carrier for legal expenses. The district will pay bills for October, November and December to get to its limit with the insurance company. In addition, the district agreed to change to a 60%-40% split (IMPOA is 40%) beginning in January. Donations will be recorded separately and we will track the use of them towards the lawsuit. Financials will be audited in early 2015. Karen and Fred will conduct an inventory reconciliation of merchandise.

#### 7. Old Business -

- Membership Drive: Total membership paid so far: 418 for a total of \$14,630. Gail advises that members have been donating additional dollars above the \$35 fee; 65 members have donated an additional amount of \$3,450. We have received a total of \$18,080.
- Covenant and LUR compliance: Nothing to report at this time.
- Fencing, cattle, etc.: Dennis made contact with the Springer Ranch but had no reply. Mike: We had 6 cattle on our property this morning. Gail: Idea to provide the Springer number to our members so that they can call when they have cattle. 719-966-2445 Theresa Springer. 719-966-2448 Owen Springer. Roger will ask Rich to put this number and information on the website. (Amanda apologized for her llamas being loose.)
- Roads: There was a grader working on Arrowhead. County Road 32 ties for the 2nd most traveled dirt road in the county. The experimental work was done on County Rd 5 road base. Fred will draft an article for the newsletter and let members know whom to contact with concerns for bad roads.
- Signs: Fred: nothing is happening here. Fred has identified new signs that we need put up and we have to buy them. We have \$1600 budgeted for reflective signs (signs are about \$37 each). Fred doesn't know if this includes the hardware. In the past, IMPOA bought the signs and the county installed them. The county may renege on this agreement.
- Merchandise sales: Sales have been good. We need to go a physical inventory.
- Community events: Nothing in the near future. Nothing happening until May.

- IMMD Coordination: Doing well.
- Water: Roger briefed the board on the current status: IMMD is at the discovery stage in the law suit by IMC. IMMD has submitted a request for all documents related to water. We requested to depose Jim Campbell. They have requested that the district be deposed. There is a chance that the trial date may be pushed back from March 9<sup>th</sup>. IMMD is lining up witnesses that it wants to depose or ask to testify. Current estimate of cost to date is \$47K. The judge will decide the trial. There will be no jury.
- Fire Protection: Work is 85-95% done and there won't be much grant money left. Kim introduced us to Troy Taylor who has been doing the work. Roger has discovered that running a chipper is expensive, about \$400 a day. Plus, you have to pay a contractor to pick up and deliver the chipper. The chipper has cost about \$4,800 so far. In order to reduce these costs, Roger has found a used Vermeer chipper and is intending to buy it and establish lease to buy arrangement with Troy. Roger doesn't know what we'll receive for grant money for next year, but we've treated close to 40 acres this year and will be named a *Firewise Community* for the third year in a row.
- Newsletter: Gail, we need content by January 1<sup>st</sup> to submit for Sam's need of content by January 15<sup>th</sup>. Gail made article assignments: please submit your drafts by January 1<sup>st</sup>; also use Times New Roman 12.
- Plans, Schedule of Events, etc.: Discussed calendar events for next year.

8. New Business - None to report.

Glenn moved to adjourn and Fred seconded, and with all Board members' approval, the meeting adjourned at 12:44.

Submitted December 31, 2014, by

/s/ Kimberly Novitch for Tina Bogani, Secretary

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