

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

Roger Mattson 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, Janice Goddard and Tina Bogani. Glenn Haas had pre-arranged to be absent. Others in attendance included Business Manager Samantha Bertin, and guests Susan Stoval, Don Fry, Carl and Carmen Neu, Larry Siverson, Sylvia Goodman, Rod Bowman and Kim Novich. A permanent change to the agenda to include "Roads" was requested. Tina made the motion, Roger seconded and the motion was approved unanimously. Additionally, a change to the agenda was requested by Roger to allow Janice Goddard to present her Fire-Wise Sustainable Community Capstone Project.

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

1. Janice Goddard, Sustainability Director, presented her Fire-Wise Sustainable Community Report. The report discussed options to dispose of forest slash, the pros and cons of various methods, and the economic, environmental and human implications. A discussion and question & answer session was conducted following her presentation.
2. The June 14, 2014 IMPOA Board Meeting Minutes, previously reviewed, were approved unanimously with motion by Gail and second from Karen.
3. Treasurer's Report - Karen provided the following information: the balance of the Bank of the West checking account as of June 30, 2014 is \$80,347.34. See "Treasurer's Report" addendum. The paperwork to open a CD account was notarized. Karen will re-investigate the best options for investing funds and email Board members for approval. Roger made a motion for approval of the report, Fred seconded and the motion was unanimously approved.
4. Other Financial, Budgetary or Audit Matters - Karen reported that she will have a Treasurer's report on the 2014 budget, 2014 expenses to date and audited 2013 financials ready for the August 9, 2014 annual meeting of IMPOA.
5. Business Manager Report - Samantha reported the process of coordinating the receipt of membership dues payments between her, Karen and Gail has been resolved.
6. Old Business -
 - Membership Drive - Gail reported that she has currently received 637 membership dues payments for 2014. She reported we are nearing our goal of

700 members and are near our 2013 membership total of 650. Several memberships were received at the 4th of July picnic and Annual Dumpster Days. Samantha continues her work on producing a “Realtors Package”, which will also hopefully generate added interest in membership. More research is needed to determine the costs to produce that final package and to maintain it over time.

- Communications Database - Gail reported she continues to update the database with new members and revisions for membership turnover.
- IMPOA Website - Gail and Roger reported that some items on the website are old and/or not applicable, and that first-time visitors to the website may have difficulty finding some items like membership sign-up, how and where to pay. It was further discussed that an online payment option would be nice to have if a secure method like PayPal could be obtained. Additionally, as part of sending the recent IMPOA Board Meeting agenda and ballots, it was determined that an Indian Mountain dedicated email account would be helpful for these types of mail-outs. Samantha, Gail and Tina volunteered to work with our website manager to implement some of the suggestions and to further research options for easier communication with members, and will discuss their findings at the August meeting.
- Covenant and LUR Compliance - Roger reported a recent “deserted premises” that was left in a deplorable condition. The Sheriff’s department was called and Roger and Donna assisted a neighboring property owner in cleaning up the bear-ravaged garbage.
- Fencing, Cattle, etc. - Karen reported she had seen the Springer’s cows near her property. She will contact Dennis via email and have him contact the Springer’s to retrieve them.
- Signage - Fred reported he recently met with Curtis Longsdon, new Park County Roads Director, to discuss solutions to maintain our roads, including grading, rolling, mag chloride applications, and the eventual chip-seal of main arteries. Fred will further work with Mr. Longsdon to determine the schedule and roads slated for chip-sealing and provide continuing reports.
- Merchandise Sales - Fred reported \$700 in new sales.
- Community Events -

IMPOA Annual Meeting - August 9th, 1-3pm. The meeting will include election of directors along with updates including fire protection and mitigation projects, IMPOA membership and water augmentation plan update.

Chipping Days - August 15th-16th.

- IMMD Coordination - IMPOA continues to coordinate with IMMD regarding the water issue.
- Water - IMMD plans to answer the complaint brought against Indian Mountain by Indian Mountain Corp. (IMC). IMMD is asking for a 10-day extension to respond, which it expects the court to approve. At a recent Board of County Commissions meeting, IMC asked the BOCC to overturn the metropolitan district's (IMMD's) ability to administer water augmentation - the BOCC denied the request because the matter is before the district court.
- Fire Protection - Roger reported after submitting bid requests to a half dozen contractors for the fire mitigation project, he received no response. He has approximately \$45,000 to spend at a rate of \$1,000/\$3,000 per acre, so he hopes he will receive a response to his bid request soon. Sites are under consideration by the Firewise Community Board. Roger will prepare an email to solicit volunteers for the upcoming projects. As noted above, Chipping Days are August 15-16.
- Newsletter - The deadline for article submission for the Fall Newsletter is August 25th, and delivery to property owners will occur in September. Newsletter articles will include wildfire mitigation, membership, signs, home safety, Annual Picnic and Dumpster Days recap, election results and IMPOA Annual Meeting summary and a water update.
- Plans, Schedule of Events - The next BOD meeting is scheduled for August 9, 2014. There will be a brief meeting of the board after the Annual Meeting to elect board officers for the coming year.

7. New Business - Per Fred's suggestion from the June meeting, "Roads" has been added to the regular agenda and Fred will provide updates.

Fred moved to adjourn and Roger seconded, and with all Board members' approval, the meeting adjourned at 1:05 P.M.

Submitted July 18, 2014, by

/s/ Tina Bogani

Tina Bogani, Secretary

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Addendum
Treasurers Report
July 12, 2014

In accordance with best practices for Non Profit Boards, issued by the Colorado Secretary of State, the following financial report is presented. The purpose of this report is to provide IMPOA voting board members transparent financial information to facilitate their governance role.

IMPOA has established financial controls to ensure the integrity of financial records.

Segregation of duties is a vital component of financial controls that decreases the likelihood that one person can commit and conceal a fraud. The IMPOA board has designed the internal control environment to separate the duties of receiving membership dues, maintaining the membership database and recording revenue. Similarly the board requires two voting board members to approve the issuance of checks over \$1,000.

The unaudited June 2014 financial statements accurately represent year to date activity. Membership dues received are recognized in full upon receipt and are applied to the appropriate year; expenses are recorded in the period incurred. Appropriate accounting records including financial statements for periods ending during the last three years are maintained and are available for review upon written request.

Sincerely,

/s/ Karen Goodman

Treasurer

**June 2014 IMPOA Financials
(Unaudited)**

CURRENT ASSETS		Date	Amount
	Operating Account (Checking - Bank of the West)	6/30/14	\$80,347.34
	Reserve Account (CD - Bank of the West)	6/30/14	\$0.00
	IMPOA Merchandise Inventory (Fair Market Value)	6/30/14	\$5,860.00
	Petty Cash (Change for Merchandise Sales)	6/30/14	\$85.00
	Net Worth not counting outstanding bills	6/30/14	\$86,292.34
		2014 Actual	2014 Budget
INCOME			
Member Dues Received		\$20,790.00	\$24,500.00
Donations		291.00	200.00
IMPOA Merchandise Sales		-	1,000.00
Interest Income		-	100.00
	Total Income	\$21,081.00	\$25,800.00
EXPENSES			
Insurance	General Liability Insurance	\$952.00	2,000.00
	Directors & Officers Insurance	575.00	1,500.00
	Subtotal Insurance	\$1,527.00	\$3,700.00
Board Operations	Office Supplies, PO Box rent, etc.	8.06	100.00
	Conference Calls	-	100.00
	Bank Fees & Charges	(3.60)	35.00
	Travel Cost Reimbursement - bank, post office, etc.	-	50.00
	Contract Labor - Office Manager	810.00	2,000.00
	Miscellaneous Administrative Expense including Annual Mailing	160.00	1,800.00
	Subtotal Board Operations	\$974.46	\$4,085.00
Caring for the Community	Annual Meeting Expenses		250.00
	Annual & Other Meetings Snacks/Drinks		250.00
	Dumpster Day		2,700.00
	Newsletter		200.00
	Joint Activities with IMMD (July picnic, etc.)		250.00
	Cattle Exclusion & Fence Building		300.00
	Covenant & LUR Compliance		0.00
	Signage Maintenance and Purchases		1,900.00
	Logo Merchandise Purchases & Printing	1,931.17	1,600.00
	Membership Processing Expense - ink, postcards, stamps		40.00
	Internet Web Page Expense	619.40	620.00
	New Membership Services (Emerging Opportunities)		200.00
	Firewise Community Wildfire Mitigation Projects		4,000.00
	Professional and Legal Fees		TBD
	Water Augmentation Plan Legal Expenses	3,014.00	5,000.00
	Water Augmentation Plan Transfer		TBD
	Subtotal Caring for the Community	\$5,564.57	\$17,310.00
	Reserve Account Contribution		2,500.00
	Total Expenses	\$8,066.03	\$25,095.00
	Income Less Expenses	\$13,014.37	\$705.00