

INDIAN MOUNTAIN PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

November 14, 2015

Roger Mattson called the meeting to order at 10:58 a.m. at the Indian Mountain Community Center. Board members present were Roger Mattson, Kim Novitch, Marcia Logan, Dennis McQuillan, Fred Whitaker, Gail Lane, and Karen Goodman. Others in attendance were Keith Crump, Mike Novitch, Larry Siverson, John Getrost, Carl and Carmen Neu, Don Frye, Debra Griffin, Jeff Mason, and Business Manager Samantha Bertin.

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

1. Public Comments: Debra Griffin: We were told when we purchased the property that it was OK to have shipping containers. We purchased two 20' containers for \$6000 and painted, put cedar siding around them, and will put a pole barn around them. We have found that storage containers are not allowed. We're at 77 Australian Lane. Our house is a metal building and a shed. I bought from Jefferson Real Estate, Joann's 1st sale. Suggestions were made for making the containers acceptable.
2. Minutes of the previous month's meetings: Marcia would like to change the comment for communications database, change made as requested. The October 10, 2015 IMPOA Board Meeting Minutes, previously reviewed, were approved unanimously with motion by Roger and second from Dennis.
3. Treasurer's Report: Karen reports that there is an issue with the Bank of the West account, the signatories and tax ID are wrong. Roger advises that we should change accounts, but Karen reports that our PayPal account is attached to this account and it's not that easy to just change. Karen provided the following information: the balance of the Bank of the West checking account as of October 31, 2015 is \$9651.91, the CD account balance is \$25,300.82, and the savings account balance is \$25,181.64. Fred motioned for approval of the treasurer's report, Fred seconded and the motion was unanimously approved.
4. Other Financial, Budgetary or Audit Matters: No issues with payments for legal expenses for water. Roger: We do have an obligation to develop the budget for next year for next month's meeting. Karen will draft it and distribute to everyone so they can add what they need.

Old Business

5. Business Manager Report: Samantha reported that she had the envelopes done and realized that there is not a return address on them. Roger had the papers collated and folded; it cost more but is definitely worth it. Keith has offered to print the return label. Sam: We need 2200 of them. Sam will bring a stamp for the return address. There were

only a few with address errors. No mention was made that the “stuffing” session for Sunday was changed from 2-4 to 1-3 so Fred missed the session.

6. Membership: Gail: The final membership count for 2015 at the end of August was 781.
7. Communications database: Gail: I thought that this was in good shape, but there are obviously some issues. Every address that is in the neighborhood that the county has is in our database. Each unique property has an address.
8. IMPOA website: Dennis: My email address remains incorrect on the website. Gail: Owners can pay their dues on the website, but it’s still lacking a place to put the Indian Mountain address. Karen would like to get the info on payments because she has a hard time getting the numbers to balance. Gail: We have 30 paid members for 2016, about 1/3 are coming through PayPal. Roger: Any payments that come in after September go towards the 2016 dues. Marcia: Rich is looking to add a counter to the IMPOA website.
9. Covenant and LUR compliance: Roger: The Ingalls cattle have been moved out. At the IMMD meeting today, someone has mentioned that the Springer cattle are here. We have heard about campers being on lots more than 150 days, we used to enforce their removal. Roger’s thought: If you’re in a community in the front range, and also across America these days, they have areas of affordable housing. It’s become very expensive for people to have decent housing. Communities provide affordable housing projects. I have heard that there are people living in their campers this winter. Jeff: Do the covenants say anything about campers being stored vs. living in them? Roger: There as a previous lawsuit concerning a lot that had steps to the camper and a hot tub. The complainant ended up dropping the lawsuit. Dennis: This came up with in the October and November county planning board meetings. What are people doing for sanitation? Is it affecting our wells? There isn’t any enforcement. The county doesn't have enough money to properly monitor and enforce these issues.. The county has 1 person to respond to complaints. They don’t have the time or money to search for non-compliance. Roger: We used to do a drive around after the cut-off date and then send letters out. Marcia: Didn’t this used to be a county requirement years ago? Roger: Yes, but the county no longer requires it. Marcia: Proposes that when someone has a complaint, we as the Board should send the pages of the LUR to the property owners and ask them to comply. Carl: How many campers are people living in their campers today? Roger: I will send out a copy of LUR and letter as requested, but not for those living in their trailers. Carl: This is a slippery slope; we are not a campground. Debra: I’d be happy to drive around and take pictures. Gail: We owe it to the property’s owners to do the right thing and we have to be consistent. Marcia: My experience on different HOAs once you start making exceptions, you lose your credibility as a Board. Everyone should receive a copy of the covenants when they buy property. Karen: I agree, but I don’t want to drive around and police. Roger: The action is if a complaint is brought to the IMPOA board, we will issue a letter with information about the county or covenant requirements and a request for compliance and send to those in violation. There was no opposition to this.

10. Fencing, cattle, etc.: Keith Crump has walked the entire west and north IM boundary lines and documented, photographed, and posted information. Jeff Mason and John Getrost have also assisted. They have been tightening fencing and making repairs. Cody, Ingalls' ranch hand, has been very reasonable. There is a gate on the ground at the west side, on Wyandot Lane, going to the Ingalls' Bar Star ranch. Jeff: We may want to re-think the gate come spring. Roger: On the north boundary, an owner had asked me to contact the BLM and I copied Steve Vargas. Finally, after 6 months, I had a call from the BLM. They stated that Vargas would have to fence his cattle in. Fred: I spoke with Jim Wilson, our state representative. He has introduced a bill to change the law about the Open Range/Fence out Law.
11. Roads and Signage: Debra: Who do I talk to about the road culvert that is missing on Australia Lane? Fred: Speak with me after this meeting. Gail: When will they continue to work on signs? Our Breton street sign was taken down and hasn't been put back up. Fred to report to R&B. General comment that there are not enough speed limit signs. Karen: They are \$82 each. Fred noted that we haven't received a report from the last "speed" trap yet. The 1st time 52 warnings were written. Roger: There were a lot of negative comments on NextDoor from the 1st time, but that has quickly died out. We'll let Fred decide the next time this is set-up. Roger: Let's buy ½ dozen more signs and have them installed. The cost will be taken from the amount previously approved for enforcement. Jeff: Stageshop had petitioned and changed their speed limit to 30 mph.
12. Merchandise sales: Karen: We have the new merchandise. A few items were donated for door prizes today.
13. Community events: The Volunteer Appreciation luncheon is today. There is a Christmas Party/cookie swap on Dec 12th.
14. Water: Ingalls apparently repaid everyone according to the Judge's order and advised the court that he did so; the contempt charge was then purged. 1st briefs are due in December for the appeal to the appeals court. We have filed for legal fees and court costs. The judge approved the court costs, and we are appealing his denial for the legal fees. All of this information is on the website if anyone wants to read it.
15. Fire Protection: The fire mitigation work may not get done due to the snow.
16. Newsletters: Gail: The next edition will come out in January; more on this later.
17. New Business: None.

Dennis moved to adjourn the meeting, Kim seconded and the meeting was adjourned at 12:17 pm.

Minutes prepared by Kim Novitch, IMPOA Secretary, November 14, 2015