

INDIAN MOUNTAIN PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES

May 9, 2015

Roger Mattson called the meeting to order at 10:56 am at the Indian Mountain Community Center. Board members present were Gail Lane, Dennis McQuillan, Kim Novitch, Karen Goodman, Marcia Logan, and Fred Whitaker. Others in attendance included Business Manager Samantha Bertin and guest Don Fry.

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

1. Public Comments: Don Fry noted that volunteers at the fire district have suffered major auto damage in responding to alarms due to the condition of the roads in and around Indian Mountain. Others agreed that the roads are a mess and hoped that the renovations now planned for CR32 will help (see item on roads below).
2. The April 14, 2015 IMPOA Board Meeting Minutes, with one additional change, were approved unanimously with motion by Fred and second from Marcia. Roger will give them one final edit and send them to Rich Reindel for posting on the web.
3. Treasurer's Report – Karen provided the following information: the balance of the Bank of the West checking account as of April 30, 2015 is \$29,075.84. The CD account balance is \$25,158.60; the savings account balance is \$25,105.82. Roger wants to make sure that there is enough money in the operating account to pay bills. We have filed for reimbursement of our legal fees from the lawsuit; the judge has not ruled on this yet. Today we need to approve legal fees up to the current amount. To date, our total expenditure for legal fees is \$39,957.91. IMMD's total is \$73,286.17, which includes the \$25,000 that they hope to have reimbursed by insurance. Samantha advises that insurance has reimbursed approximately \$21,000 so far. Fred made a motion to approve \$40,000 for legal fees, Gail seconded and the motion was unanimously approved. Fred made a motion to add an additional \$5,000 towards legal fees, Karen seconded and the motion was unanimously approved. Of note, we are still under the previously limit set by the board at \$50,000 for legal fees. Gail motioned for approval of the treasurer's report, Kim seconded and the motion was unanimously approved.
4. Other Financial, Budgetary or Audit Matters – The 2014 audit report has been posted on the website.
5. Old Business:
  - Business Manager Report: Samantha had a question of whether an owner's request for a letter in good standing had been provided. Roger said he had done so while on a fishing vacation. Samantha responded to Roger that she is happy continuing to be an independent contractor to the board. The IMPOA board was advised by Roger that IMPOA has committed to Samantha to keep her contract rate consistent with the rate paid by IMMD.

- Membership: As of today, we have 721 members that have paid their dues for 2015. We have never had over 700 members; this turnout is really terrific. There are now more dues-paying members than there are cabins.
- Communications database: Gail has overlaid the county's list of property owners onto our list. We have over 956 email addresses. Gail is updating the list periodically.
- IMPOA website: Gail put together a spreadsheet of all the different areas to be addressed on the updated website. Roger would like standardization on how files are saved using title, date and initials. Also, we will change the process that each section owner will send their content to all board members for review and comment. After the author revises the documents to reflect feedback, they need to be sent to Roger for the final check. Everyone has been tasked with revising, renaming per the standard and resubmitting their articles. If you want to include a photo with your article, send it separately to Roger.
- Covenant and LUR compliance: We still have free-range llamas here in Indian Mountain. No one is now claiming ownership. Perhaps someone will develop an interest and come get them???
- Fencing, cattle, etc.: No action, nothing to report.
- Roads: There is an updated article for the newsletter addressing the ongoing upgrade of CR32. Fred is continuing to work with the County Road & Bridge department to resolve the Shoshone issue.
- Signs: There is a slight delay in installing the many new reflecting signs. Due to the number of signs, the county has put the project out for quote.
- Merchandise sales: Our inventory is now full and ready for sales.
- Community events: May 24<sup>th</sup> is the Community open house from 1330-1530. Roger is encouraging as many board members to attend as possible and be prepared to say a few words on your assigned area. The board approved buying the bottled water for this event. Fred requested a budget limit for prizes for the 4<sup>th</sup> of July picnic. The board agreed that \$100 would be reasonable.
- Community events (continued): The Chili cook-off is June 13<sup>th</sup> from 1600-1800, awards at 1815-1830. August 8 is the annual IMPOA meeting.
- Community events (continued): July 4<sup>th</sup> picnic: Samantha will purchase cookies, water, lemonade and iced tea for the IMPOA board to supply at the picnic.
- IMMD coordination: Relations with IMMD continue to be good.

- Fire Protection: Roger reported that a request has been made for a grant from CUSP that would support \$60,000 of wildfire mitigation work in Indian Mountain this year, if approved.
- Newsletter: The May 2015 newsletter will be issued next week.
- Plans, Schedule of Events, etc.: Nothing more than discussed above.

6. New Business: None

Fred moved to adjourn and Gail seconded, and with all Board members approval, the meeting was adjourned at 12:28.

After adjournment and losing the three members attending by phone, the remaining members discussed a draft letter to BLM from Roger regarding potential unlawful uses of BLM land adjoining the northern border of Indian mountain. Roger had sent the draft letter to all members of the board before the meeting. The remaining four members, constituting a majority of the board, agreed that the letter should be sent. Roger volunteered to pass the letter by the entire board for one final check before dispatch early next week.

Respectfully submitted by Board Secretary Kim Novitch, May 9, 2015.