

INDIAN MOUNTAIN PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES

June 13, 2015

Roger Mattson called the meeting to order at 11:03 am at the Indian Mountain Community Center. Board members present were Gail Lane, Dennis McQuillan (via telephone), Kim Novitch, Karen Goodman, and Roger Mattson. Others in attendance included Business Manager Samantha Bertin and guests Larry Siverson, Ed and Susan Holman, Sylvia Goodman, Ethel Greene, Gene and Debbie Nagle and Katie O'Brien.

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

1. The May 9, 2015 IMPOA Board Meeting Minutes, were approved unanimously with motion by Gail and second from Kim. Roger will give them one final edit and send them to Rich Reindel for posting on the web.
2. Treasurer's Report: Karen provided the following information: the balance of the Bank of the West checking account as of May 31, 2015 is \$17,194.38. The CD account balance is \$25,181.99; and the savings account balance is \$25,118.58. IMPOA has spent almost \$40,000 and IMMD has paid \$74,000 on the water case, of which \$25,000 will be reimbursed by insurance. It had been previously agreed that there would be a 40/60 split on costs after insurance. We will present current financial information at the membership meeting on August 8th
3. Business Manager report: Sam advises that John O'Donnell has contacted her wants to know about the trash day. He will be gone on a business trip and wants to know if his brother can bring his trash on that day. Gail said he can just write a note on Dumpster Day and show his driver's license - it won't be a problem.
4. Public Comments:

Speeding issue brought up by Katie O'Brien. Roger: There is speeding everywhere in Indian Mtn. If everyone drove the 25 mph, then we wouldn't have the wash boarding that we have. Katie lives close to the road. She states that sometimes people drive 50-60 mph. The problem is how we solve this issue. Some ideas include:

- 1) Patrolling: Fred has met with the Sheriff's department and asked for more patrols. There are a few members of law enforcement that live in the area and they are now allowed to patrol to and from work. Katie feels that this isn't enough; they need to use radar and hand out tickets.
- 2) Improved signage: There are not very many signs that state the speed limit in IM is 25 mph. Fred is working on getting more signs up.
- 3) Radar detector station: The county owns one and Fred has asked if it could be located here but it's needed more in Fairplay. Roger states that it would not cost a lot to build one and have it here. Fred can maintain since he lives here. This would be a detector that tells motorists how fast they are going compared to the speed limit. Radar trailers with posted speed limit sign and approaching vehicles' speed display cost about \$5400. Adding a license photo option is an

additional \$ 6500. The unit Fairplay owns is made in Arvada.

4) Enforcement by state or county: We could encourage the use of manned radar and ticketing.

5) Katie suggests a speed bump. The fire department states that it would slow down response time. The speed bump does work; there are a few in Fairplay that slow down traffic.

6) Marketing: Roger: This is the 2nd most used dirt road in Park County. Gail: We can also affect this with marketing: "X number of speeding tickets were issued out last week in Indian Mountain" could be posted in the newsletter. Roger: We can also ask for solutions from members in the next newsletter and on NextDoor. We can contact local contractors that are speeding as well. Gail prefers a more holistic approach instead of targeting any group.

7) Member idea: Publish license plate numbers of those seen speeding.

Dennis: Is it possible to rent or lease a mobile radar station? Or maybe buy one?

Katie: The main problem is the dust and the noise. She thanks us for the support.

Don Fry has noted at earlier meetings 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).

#### 5. Old Business:

- Membership: As of today, we have 736 members that have paid their dues for 2015.
- Communications database: Roger says it's working well. Sometimes when sending out mass emails, Gail gets a message that an address has timed out. She will call members when that happens. We have 950 email addresses for Indian Mountain property owners. Gail has overlaid the Emails with the County's records of mailing addresses for all property owners of record.
- IMPOA website: We will have a demo of what the new website looks like after this meeting, compliments of Rich.
- Covenant and LUR compliance: Nothing except a complaint on a marijuana growing operation that occurred in 2014. The Sheriff has stated that they investigated and that the County Attorney declined to do anything about it. Is this a commercial operation? In a residential area? Is it zoned for commercial? (Arrowhead and Ute). It may not fit under current code.
- Fencing, cattle, etc.: Free range llamas: They don't belong to anyone anymore. Gail: They are being a problem with our dogs. It could be a threat if you come up on them suddenly. There may be a rescue group for llamas? Maybe offer them for free for any takers?
- Roads: The culverts have been completed on CR 32 at Park Gulch. The road base will be re-done with more clay and less sand. An example to see is County Road 5, south of Fairplay - this is what our road will look like.

- Signs: Fred is not here today, but he is working on the signage.
- Merchandise sales: There will be merchandise for sale this afternoon at the chili cook-off.
- Community events: Today is the chili cook-off.
- Water: Roger: An appeal of the district judge's decision on the IM water augmentation plan has not been submitted by IMC. It apparently has 49 days from May 6th, so we'll know later on in June. IMMD asked for \$38,000 in lawyer's fees. The judge denied the motion was denied. The judge did state that cost reimbursements were owed by IMC to IMMD in the amount of about \$8,000. IMMD's attorney wrote a letter saying that 5 things needed to be discussed with IMC, namely:
  - 1) Contractual arrangements for the plan. IMC would have a contractual obligation to fulfill its end of the contract and not make a profit. Instead of dealing with individual owners IMC could deal with IMMD.
  - 2) Ultimate disposition of the plan. IMC could just transfer the plan to IMMD and be done with it.
  - 3) Agreement on the long term water transfer system and Tarryall Ranch Reservoir. This issue involves what to do and how to pay in the event of a catastrophic situation. We have proposed that all parties put money into an escrow fund for worse case scenarios.
  - 4) RV storage lot and the old Rec Hall can be negotiated with IMC.
  - 5) IMC is now responsible as the grantor under Indian Mountain covenants. It could be a liability to IMC that it would want to trade.
- 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. The burn pit is still full of water. No one ever volunteered to take over the chipping operation. Alternately, we have a chipper in the community now and the contractor will do the chipping at \$100 an hour, including a crew of two.
- Newsletter: It went out, no complaints, some kudos.
- Plans, Schedule of Events, etc.: 4th of July picnic and dumpster day on the 5<sup>th</sup> of July.

#### 6. New Business: Planning for IMPOA Annual Meeting:

- The documents have to go out 30 days before the meeting, so they need to go out by July 8th. Gail and Kim will work on the mailing together. The documents include

ballots for directors, proxies, announcement/draft agenda, and entrance documents for the meeting.

- Gail would like to send members that have paid their dues a form that they can just drop off at the desk and then get their name badge and find a seat. Then at another table have 2 people helping Gail out with entrance of non-dues paying members. This will make things go much quicker.
- We usually have an outside speaker. Idea to have Curt Logsdon and someone from the sheriff's department to come and speak about roads. Roger will communicate with Fred to make this happen. Fred will contact Logsdon and the Sheriff's department for speakers.

Kim moved to adjourn and Gail seconded, and with all Board members approval, the meeting was adjourned at 12:16.

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