

**INDIAN MOUNTAIN PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
JULY 11, 2015**

Fred Whitaker acting on behalf of Roger Mattson, called the meeting to order at 11:00 am at the Indian Mountain Community Center. Board members present were Fred Whitaker, Gail Lane, Dennis McQuillan, Karen Goodman & Marcia Logan. Others in attendance included guests Debbie & Gene Nagel & Ethel Green.

1. Agenda Changes - none

2. Introduction of Guests
Debbie Nagel, Gene Nagel, Ethel Green.

3. Public Comment

4. Minutes of Previous IMPOA Board Meeting-
Not ready for issue as of this date.

5. Treasurer's Report - Karen provided the following information:
Bank Accounts Balances as of June 30, 2015
Checking account - Bank of the West \$17,961.38
CD account - Synchrony Bank \$25,204.64
Savings account- Synchrony Bank \$25,130.93

Missing detail from Samantha regarding which account recent deposits should be credited to has delayed the final monthly treasurer's report. Marcia moved to accept the interim report, Dennis seconded. All voted in favor of approval.

6. Other Financial, Budgetary or Audit Matters - Nothing to report.

7. Business Manager Report- Nothing to report.

8. Old Business
 - Membership - Several new members signed up at July 4 & 5 events. 765 total members as of this date. This is approximately 30% of the total owners. Last year we had about 25%. There are a few additional members that are not recorded yet. Some extra donations have been made by several members. Ms. Nagel asked if we tracked how many lots vs individual lot owners and how that is

represented. Gail reported that there are 2100 +/- individual owners for the 2300 +/- lots but that we don't currently try to track this.

- Communications Database - Gail stated that we have 910 emails in our database.
- IMPOA Website - Ready for final review with expected launch announcement at Annual Meeting 8/8. This has been a volunteer effort by Rich (homeowner and IT professional) and is greatly appreciated. Marcia offered to help as ongoing liaison for the website, updates, etc. to help keep the site up to date. Karen floated the idea of a dues increase to \$40 to cover ongoing infrastructure costs, legal costs, etc. Guests present offered that they think current dues are very low. There was some discussion around various implications of a dues increase. Dennis proposed a motion that we add an item to the Annual Meeting agenda to conduct an informal straw poll to gauge feelings about a possible dues increase. Gail seconded and the Board agreed to add this to the Annual Meeting Agenda.
- Covenant and LUR Compliance -
 - Some owners have elected to not join IMPOA on the belief that this relieves them of the need to comply with covenants. Roger to review at annual meeting that covenants go with the land and are not related to IMPOA membership.
 - There were a lot of ORVs running around in IM over the holiday weekend.
- Fencing, Cattle, etc. - No new issues reported. There seem to be fewer cattle in the area this year.
- Roads -
 - Two representatives from Public Works will be at the Annual Meeting. They will make presentations and take questions.
 - There is a problem at the end of Shoshone near Antler Ridge. County won't snow plow due to unfinished (but platted) road according to the county. Lot 87, Filing 2 has no access without the road being completed. Fred is pressing the county to complete construction of the road (approximately 200 yards). No resolution or plan at this time.
- Signage - Sign down at Kiowa & Mustang. County advised. Cost to IMPOA is \$35-50 for materials for each sign. A brief explanation of the cost and split responsibility for signs should be added to the Annual Meeting agenda.
- Merchandise Sales - Approximately \$200 sales at July 4th picnic. Fred asked if we had info that would tell us whether merchandise sales are breaking even, profitable, or losing. Karen will look into how to track these cost and revenues better but this will require that we keep track of what items are sold for what price as well as what is given away as prizes. Women's merchandise should be added to the line. Karen offered to take over merchandise sales to relieve Fred of some

of his duties. Karen requested that the merchandise be inventoried before she assumes this role so she knows where she is starting. Fred gratefully accepted and will work with Karen on the inventory.

- Community Events -
 - Dumpster Day. After the dumpsters were delivered in the evening, someone dumped a large load in the early hours before the event began, filling about 20% of a dumpster valued at about \$200 worth of capacity. A white SUV with a trailer was seen bringing roofing materials in the early hours. Our dumpster supplier has agreed to deliver the dumpster and pick it up the same day, changing our hours to 9:00 am to 3:00 pm. This change will prevent unpaid dumping in the future plus provide relief to the attending volunteers. Both 40 yard dumpsters were essentially full at the end of the day at a cost of \$2000. About 35 people dumped. It would take about 55-60 users to simply cover the costs at \$35 per person.
 - Annual Meeting 8/8 - Fred pointed out that prior to the annual meeting we need actual unopened ballots for an official BOD count of proxies and mailed-in ballots per Bylaws Article VII, Sect. 7, not just a tally. BOD to meet in the morning prior to the annual meeting to count ballots.
 - The Annual Meeting registration process was reviewed by Gail. The intent is to streamline the entry of members into the meeting. To minimize waiting in line, members in one line will be quickly checked while non-members are in another line and will be separately registered. Gail said we need a lot of BOD members involved to staff the verification and registration effort.
 - On August 8 the monthly BOD meeting will be at 11:00 am, Annual Members Meeting at 1:00 pm will allow time for preparations. BOD members to arrive at 10:00 am to count ballots and finalize arrangements.
 - Gail moved and Karen seconded to recognize Rich Reindel Volunteer of the Year for his massive effort to redevelop the IMPOA website. The form of recognition was not discussed.
 - As noted earlier, two people from Road & Bridge will be at the Annual Mtg. One is the office manager the other is TBD. They are to arrive at 2:30 pm so we need to schedule accordingly
 - Monty Gore from the Sheriff's office is also to speak at the Annual Meeting and will also arrive at 2:30 pm.
 - BOD needs to finalize Annual Meeting Agenda. This will be done by email.
 - Gene Nagel (Jefferson-Como Fire Dept.) asked whether anyone from JCFD will be needed for the Annual Meeting. Roger to contact fire department as to whether they are needed to make a presentation.

- Glenn Haas will present status of water issues at Annual Meeting.
- IMMD Coordination - Nothing new to report.
- Water -
 - IMC has filed an appeal of the district court decisions. This was reported in the July 10 *Flume* and elsewhere. We expect several more months of additional litigation and costs.
 - Some people have reported discoloration of well water.
- Fire Protection -
 - Gene Nagel (JCFD) was asked to look at the local burn ban sign at Stagestop & Chief. Not sure who is responsible for this sign. He later checked it and reported that this is a county sign. Therefore, we will leave it in place.
 - How burn bans are applied by the county vs. USFS was discussed. They are separate authorities with separate criteria and may not align all the time.
- Newsletter - nothing new to report.
- Plans, Schedule of Events, etc. - see annual meeting planning above.

9. New Business -

- Gail moved that Website review by the BOD needs to have a deadline of 1 week from now. Dennis seconded. Comments are required by 7/18, typos and minor errata excepted. Karen re-issued a link by email.
- Gail - disappointed that online PayPal payment supported by our new website will not link to our membership database but we will live with that.
- Marcia asked if the old IMPOA website will be archived. Karen will check into that and try to ensure that no important information is lost. Marcia volunteered to act as liaison for website development and maintenance to relieve Roger of this task.

10. Meeting adjourned at 12:20 pm.

Minutes prepared by Dennis McQuillan