

INDIAN MOUNTAIN PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES

January 9, 2016

Roger Mattson called the meeting to order at 11:06 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 Gene Nagle, Chris & Rose Harris, Tim Rea, Don Frye, Larry Siverson, Carmen & Carl Neu, Sylvia Goodman. (Fred arrived 11:17 am)

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

1. Agenda Changes: None.
2. Introduction of all.
3. Public Comments: None.
4. Minutes of the previous month's meetings: No changes needed. The December 12, 2015 IMPOA Board Meeting Minutes, previously reviewed, were approved unanimously with motion by Gail and second from Marcia.
5. Treasurer's Report: Karen wasn't able to create a financial statement because she did not have access to the documents to determine the amount that should be allocated to membership dues and donations. The following information was provided: the balance of the Bank of the West checking account as of December 31, 2015 is \$22,820.36, the CD account balance is \$25,206.82, and the savings account balance is \$25,353.41. Karen received the invoice from Aon for the Director and Officer's insurance, and it went from \$632 to \$732; this is due on 2.1.16. Karen will research and try and find a less expensive company. Kim motioned for approval of the treasurer's report, Dennis seconded and the motion was unanimously approved.
6. Roger: Summarized the water trial appeal that was filed and the IMMD response. Final resolution could take months, but it should happen this year.
7. Other Financial, Budgetary or Audit Matters:
  - Dennis and Kim will do the audit in late March. They will dig out the past few audits to review before doing this one.
  - Marcia has volunteered to help with the inventory of merchandise in February before the board meeting in March.
  - Reconciliation: There should be 2 numbers: 1 = memberships and 2 = donations. Roger would like a reconciliation report on dues from the Treasurer for the March meeting

to make sure that the amount of paid memberships and donations reconcile to the number of members.

- Roger asked if we should go to cash basis accounting instead of the method we now use because keeping track of expenses in one fiscal year and income in another year is confusing. Karen confirmed that we use a cash basis except for membership dues and donations. We could use deferred revenue on membership dues we receive after September. Carmen asked if it wouldn't be easier to change the fiscal year? Gail said she would be comfortable changing the fiscal year so it is from September to August. Roger suggested we check the bylaws and make sure that we can change the fiscal year. It was decided that Karen will record the 2016 Dues and Donations received as separate line items in the financials, that we will stick with the current fiscal year for now, and, if the way be clear, we will change to a September 1 to August 31 fiscal year in September 2016.

## Old Business

8. Business Manager Report: Samantha not present.
9. Membership: Gail: As of this past week, we had 487 memberships received (141 have included a donation) versus last year at this time when we had roughly 550 memberships. She thinks that we'll catch up in the next month or so. We have 113 brand new names, of these 50 are property exchanges, the remainder owe to Marcia's researching and updating addresses so we are reaching people that we haven't before. We had 89 returned envelopes from the mailing. Of these we have found 30 either thru a post office forwarding sticker or we had their email address. About a dozen of the 30 have paid membership dues. \$22,895 received for 2016 membership dues so far and \$5,850 in donations.
10. Communications database: Gail: 1070 email addresses on file right now.
11. IMPOA website: Roger: The latest information on the water trial has been posted to the website. Carmen states that she likes the website.
12. Covenant and LUR compliance: Roger: I've getting feedback on trailers that have been left on lots. Roger has asked a person to send him a list with approximate addresses and he will follow up on it. Roger said we used to send letters/emails to owners and advised them that they were violating the covenants. We could make a case that these covenants have been in place and enforced from the beginning. Roger proposes an article for the newsletter for input on how to change the situation here in Indian Mountain; Gail will write this.
13. Roger: The cattle appear to be gone from IM for the winter.
14. Fencing: Roger reported that the fencing guys did a really good job: Keith Crump and

Jeff Mason took the lead. Dennis Burke, a former board member, will be here at the end of the month. He worked on fencing when he was an IMPOA board member.

15. Roads and Signage: Fred: The internal roads look pretty good. A complaint came from Ron Mercier whose house is on a cul-de-sac on another cul-de-sac. The county plowed his road and he is happy now. Marcia: There have been complaints on the road here into the rec center not being plowed, this is a place of business and people need access. More speed limit signs will be installed in the summer.
16. Merchandise sales: Karen: We will do an audit on merchandise.
17. Community events: There will be a Valentine's event here at the Rec center. Bev Bushaw has a list of community events. Roger will contact Bev and get this list to add to the website. Marcia: There are several events that are published on NextDoor.
18. IMMD Coordination: The IMMD board will soon have 3 positions open. There was conversation on absentee ballots and how to coordinate. Roger: The water committee talked about the fact that Susan will be leaving the district board, and she will stay on the water committee. The IMPOA board members agreed.
19. Water: Roger: The 2 most recent filings are on the website.
20. Fire Protection: Troy is making progress in forest clearing at the IM Park in the snow.
21. Newsletters: Roger sent out assignments, they are due to Gail by Friday. The district will be providing an article.
22. Plans, Schedule of Events, etc.: Roger: We should include dates for the annual meeting and dumpster day in the newsletter.
23. New Business: Gail would like to revisit the overtime paid to the Sheriff's department. She had a member that stated on their dues form that they do want their dues going towards paying overtime to Sheriff's Deputies. We should stop paying for this, and we should put an article in the newsletter summarizing the warning tickets that were issued and reminding people that the Deputies can write tickets on their regular jobs. Don Frye brings up that there are Deputies that live here in Indian Mountain.

Fred moved to adjourn the meeting, Kim seconded; meeting adjourned at 12:41 pm.  
Minutes prepared by Kim Novitch, IMPOA Secretary, January 9, 2016.