

**INDIAN MOUNTAIN PROPERTY OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**APRIL 9, 2016**

1. Agenda Changes: None.
2. Introduction of Guests: Keith Crump, Larry Siverson, Gene Nagel, and Don Frye. Board members present were Fred Whitaker, Marcia Logan, Gail Lane, Dennis McQuillan, and Kim Novitch. Business manager Samantha Bertin also attended.
3. Public Comments: None.
4. Minutes of Previous IMPOA Board Meeting: On a motion by Marcia, with a second by Gail, the board unanimously approved the minutes of the March board meeting.
5. Treasurer's Report: The operating checking account has a balance of \$28,843.42; the Money Market fund has a balance of \$25,244.34; and the CD account has a balance of \$25,431.83. On a motion by Fred, with a second by Kim, the board unanimously approved the Treasurer's report.
6. Other Financial, Budgetary or Audit Matters: The audit of the 2015 Financials was conducted by Dennis and Kim on March 19<sup>th</sup>; everything is accurate as recorded. There were some recommendations that were included in the report: Change the accounting year to match the membership and change the valuation of merchandise inventory to cost paid rather than selling price. Marcia made a motion, with a second by Gail, to accept the report with a caveat that an addendum is needed to explain more on the changes and why for future board of directors, the board unanimously approved the audit report.
7. Business Manager Report: Samantha had nothing to report.
8. Old Business:
  - Membership: Gail reported 696 members, roughly the same amount as this time last year (694). Comment from guest Keith: The board should point how much money has been potentially saved for everyone since they don't have to pay the water charges that were approximately \$1000 per lot. Gail: We also had a discussion last year of possibly raising the HOA fee to \$50; this will come up in future board meetings.
  - Communications database: We now have 1098 emails in the database. Realtors have been very good about getting information on IMPOA to new homeowners.

- IMPOA Website: IMMD will post information about the Countywide burn ban on their website. The IMPOA board agreed that we should post the same information on the IMPOA website. Samantha was asked to coordinate this with Rick. We need to be attentive to changing or removing the information promptly when and if the ban is lifted so the website remains accurate and relevant.
- Covenant and LUR Compliance: Fred reported on the recent county commissioners meeting in which the commissioners heard public comment on the proposed LUR changes. Of particular interest to IMPOA is the proposed camping regulations and the use of storage/shipping containers on residential lots. Fred believes the commissioners are generally in favor of the proposed changes.
- Fencing, Cattle, Inc.: Keith advises that he has a good portion done on the west side of Indian Mountain. There are a few posts that are down and a gate that needs to be repaired. After this, he'll be moving to work north of Albino.
- Roads: Fred has had many complaints of bad roads and culverts; he's unsure of how to fix culverts short of digging them out and re-trenching. He's keeping a list and advising the county on all issues – hopefully road repairs will take place this summer. A discussion ensued about the possibility of chip-sealing from the Firehouse to just past the Recreation center. It might be more cost effective instead of repairs every summer. Larry brought up that this was discussed several years ago with a Limited Improvement District (LID); it would have only been an increase on property taxes of \$10 per lot per year for 10 years to have the road chip sealed. Fred reminded us that the county commissioners have recently stood firmly against LIDs due to problems with them in other communities.
- Signage: Gene and Don advise that there has been discussion on the lack of house signs for properties in Park County. The signs are a requirement for new construction and any remodels. They recommend that all home owners and campers have them so emergency services can find properties as quickly as possible. The signs can be purchased from the Fire Department for only \$10 which is what it costs the Fire Department. They are reflective, easier to see at all times especially at night. Fred: I've been informed by the county that some of the road signs are faded and others are in wrong locations. He will be working to purchase new signs for the county to install. He has a master map with locations marked.
- Merchandise sales: An inventory reconciliation occurred after March's board meeting; report has not yet been submitted.
- Community Events: There is a movie tonight, The Intern, at 7 pm.

- IMMD Coordination: Marcia: Deb Griffin was elected as the events coordinator at the IMMD meeting this morning.
  - Water: Nothing new other than the fact that we need more of it.
  - Fire Protection: Status unknown for chipping status at IM Park, updates at next month's meeting.
  - Newsletter: Gail: We publish around May 15<sup>th</sup>, so I need articles by May 1<sup>st</sup>. Gail announced that she has a sale pending on her Indian Mountain home and may soon be unable to continue as a Board member and Membership Chair. She will also plan on transitioning from the lead position on the newsletter. Gail will give Roger a list of the articles that we had for last year's Spring/Summer newsletter, then he can assign what articles are needed. There will be a lot of events to list. Discussion on other ideas: Loose dogs, fire ban.
  - Plans, Schedule of Events, etc.: Nothing other than the newsletter.
9. New Business: Gene and Don: There is a fire ban throughout the county at this time. This is a county action enforced by fire department and the sheriff's department and applies to everyone including all homeowners and all property owners. You **cannot** have an open fire on your property if there is a ban. There is a new info line you can call to find out if there is a ban 719-836-4160. You can also contact Jefferson/Como Fire Protection District at 719-836-3244. We expect this to be a long, dry season if we don't receive more moisture soon, so this maybe a season long ban.

On a motion by Kim, with a second by Fred, the board adjourned at 12:22 pm.

Minutes prepared by Kimberly Novitch, IMPOA Secretary, April 9, 2016.