

IMPOA Board of Directors
Schedule and Agenda for Monthly Meetings
Second Saturday of the Month, 11:00 am to 1:00 pm
Indian Mountain Community Center
May 14, 2016

The May Board meeting was called to order at 11:10 by Dennis McQuillan. Board Members present were Karen Goodman, Marcia Logan, Fred Whitaker, and Roger Mattson (by phone).

1. Agenda Changes
 - The Directors will meet with Keith Crump after the regular meeting to discuss his interest in appointment to the open position left by Gail Lane's departure from the Board.
2. Introduction of Guests - Keith Crump. Business manager Samantha Bertin was available as needed.
3. Public Comment - None
4. Minutes of Previous IMPOA Board Meeting
 - Marcia moved to approve as submitted by email. Roger seconded. Approved.
5. Treasurer's Report
 - Karen reported the following balances as of April 30:
 - Bank of the West checking- \$29,928.42
 - Money Market Account - \$25,256.72
 - CD's - \$25,457.74
 - Dues-related revenue to date is \$33,131.00 which includes \$8,141.00 in donations for the water litigation.
 - Inventory has been revalued at cost rather than at sales price. The change due to the revaluation is: sales value \$8,034 vs cost value \$6,215
 - Some items (T-shirts) are selling below cost. Need to reprice at 25-50% margin recommended by Karen. Karen completed a proposed repricing and submitted it for review by the Board shortly after the meeting.
6. Other Financial, Budgetary or Audit Matters
 - 2015 Audit Report - The proposed addendum to clarify 2 points in the audit was discussed with Karen as follows:
 - The adjustment of the 2015 starting balance as compared to the bank balance is entirely reasonable since the expenses in question were incurred in 2014 but did not appear until the Jan 2015 bank statement. This is already adequately explained in the Audit Report.

- The use of calculated dues income rather than actual dues income is a legacy practice that we can change as we see fit.
- Based on these explanations Dennis, as one of the auditors, recommended that no additional addendum was required. The board members agreed. No addendum will be prepared.
- We will need to prepare another FY Report at the end of August since we will be closing and changing the fiscal year at that time. At that point we can also decide how to handle dues accounting going forward, but it should be more straightforward.

7. Business Manager Report - None.

8. Old Business

- Membership
 - Updated 789 paid memberships in 2016 vs 729 in 2015. There appears to be some duplication when properties are sold since sometimes both the seller and the buyer paid dues.
 - Dues revenue for 2016 is \$33,131.00 of which donations are \$8,141.00.
 - Roger mentioned the possibility of raising dues again. The lack of a quorum at the 2015 annual meeting made this impossible last year. Survey of the membership at that meeting indicated a raise would be OK but to \$50 or less. We should discuss this again in June, and perhaps bring it up in advance of the August Annual Meeting. There needs to be a strong case for how we would use the additional money; e.g. fence and cattle guards on south boundary of IM, which could cost tens of thousands of dollars.
- Communications Database
 - Marcia – We currently have 1110 email addresses. She added emails for HOA presidents of surrounding communities and for Samantha.
 - Marcia - Has been combing through the database since assuming the Membership duties and has reconciled all “sold” properties, added emails for new owners and cleaned up many duplications.
- IMPOA Website
 - Roger - The updated Park County Strategic Master Plan (SMP) is posted on IMPOA.net
 - Posted an update on the water litigation appeals status.
- Covenant and LUR Compliance - Fred reported on his attendance at the last BOCC meeting.
 - There were many public comments on new LURs related to camping and shipping containers. Final discussion on camping on vacant lots and storage containers. Final version at BOCC next month.
 - The BOCC approved some of the LUR changes related to marijuana, telecom, tiny homes less than 600 sq. ft., and RV (camping unit) definitions.

- Roger suggested that we might discuss the possibility of IMPOA approaching the county regarding prohibiting building on 1 acre lots. The Park County Environmental Health Regulations seem to effectively prohibit building houses on adjacent 1 acre lots due to required separation distance between wells and septic systems. Well testing should be considered on legacy properties where closer spacing exists.
- Fencing, Cattle, etc.
 - Keith showed us the current status of fence repairs on the map. Most of the west boundary south of Albino has been repaired. Keith submitted a receipt for his purchase of new T-posts. Long spans exist along state land board property and may need mid-span posts for about 5000 ft. Need to address BLM land north of IM leased by Steve Bargas since he may put cows in there in July. Approximately 3.5 miles of fence are done.
 - There may be some funding available from DOW for fencing materials. Keith will check.
- Roads-
 - Fred has the county's proposed 2016 dust control project plan/schedule. IM main roads are 7th in line for this summer. \$55k worth of mag chloride dust control is planned.
 - Draft Dust Control Plan includes mag chloride on Elk Horn (Cnty 15) from the firehouse south to Antler Ridge.
 - Commissioner Hodges has proposed chip seal for County 32, but it is not in the 2016 Draft. It may be possible for the 2017 Draft.
 - Fred will post the county dust control plan on the IMPOA website and a notice on Nextdoor since there is continuous discussion of road conditions on Nextdoor.
- Signage - Fred reported nothing new. It is time for county to post additional speed limit signs now that the ground is thawing.
- Merchandise Sales - Karen reported that some new merchandise has been received (hats, cups, visors, etc.), which will be available at the upcoming open house.
- Community Events
 - May 29th Open House. Joint w/ IMMD. Need to add an agenda item for comments on the proposed overflow parking lot.
 - Mountain Living 101- meeting is June 11. Glenn Haas will coordinate with Roger on publicity.
- IMMD Coordination - Dumpster day Sunday July 3 with 2 40-yard dumpsters
- Water
 - The appeals court hearing is scheduled for June 14 at 10:00 am and is open to the public. A good public turnout would show the court the importance of this issue to IM owners.

- o Fire Protection - Roger- nothing new. Chipping for the summer will start at the IM park.
 - Newsletter - Went out by email on May 2.
9. New Business
- Kim sent an email today stating that she has resigned from the board effective immediately. This leaves the secretary role open.
 - Interviewed Keith Crump for appointment to IMPOA Board. Keith is well qualified, interested and wants to continue and expand his contributions to IMPOA. Fred moved for recommending appointment, Karen seconded and motion passed unanimously.
10. Adjournment - Fred moved for adjournment, Karen seconded. Meeting adjourned at 12.30.

Minutes submitted by Dennis McQuillan with input from attending board members.