

INDIAN MOUNTAIN PROPERTY OWNERS ASSOCIATION

MINUTES OF SEPTEMBER 14, 2019 BOARD OF DIRECTORS MEETING

The meeting was held at the IMMD Community Center and called to order by President Larry Siverson at 10:57 a.m. Board members in attendance: Joy Hines, Jeff Mason, Jim Scherrer, Marcia Logan, and Rhonda Cates.

Introduction of guests:

- Samantha Bertin, Debra Griffin, Karen Goodman, Tim Mousley, Ethel Greene, Dwight Cates.

Public comments:

- None

Agenda changes:

- Make Communications Update a standard agenda item in future meetings.

Communications Update:

- Rhonda Cates thanked all of those who provided well written articles in a timely manor.
- Rhonda thanked Jeff Mason, Bev Bushaw, and Dwight Cates for submitting the excellent pictures for the Newsletter, and she was able to contribute as well.
- Many thanks coming in from the community.
- Newsletter is posted on IMPOA website.

Minutes of August meeting:

- On a motion by Jeff Mason and second by Rhonda Cates, the board unanimously approved the August 10, 2019 minutes which included a change to a guest's name, Sonya to Tanya.

IMPOA Calendar Three Month Look Ahead

- October:** Board Meeting 12th
Complete financial Review by end of month
- November:** Board Meeting 9th
Complete and post 2019/2020 Budget
Set a date for annual financial review
- December:** Board Meeting 14th
Begin Preparation for Winter Newsletter

Financial report:

- Treasurer Jeff Mason reported assets as of August 31, 2019:
Bank of the West checking: \$34,513.67
Synchrony Bank money market: \$26,780.05 (7/31/2019)
Synchrony Bank Certificate of deposit: \$25,752.56 (7/31/2019)
Jeff also reported PayPal at \$1,370.00, IMPOA merchandise inventory \$3,770.00 and \$50.00 petty cash on hand.
- On a motion by Jim Scherrer and a second by Marcia Logan, the board unanimously approved the August Treasurers report.
- *Action Item* – Set date for review of 2018/2019 financials and solicit volunteers

Membership report:

- With the current membership drive mailings that have that have been returned to sender are at about 3%. This is due to ownership changes, addresses are incomplete from the county, and no forwarding address having been left with the post office. This return rate is acceptable.
- Jeff Mason is working through membership payments and will get through them in the next week.
- On a motion by Jeff Mason and a second by Rhonda Cates, the board unanimously approved the August, 2019 membership report.

Business manager report:

- Sam is working on the community dumpster idea next month.

LUR and covenants:

- Larry asked the members that attended the annual meeting if they wanted to become a mandatory HOA. After a show of hands the response among the attendees was overwhelmingly positive.
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- Owners of 76% of the property would have to vote for the proposal.
- There are 27 filings, the covenants are not the same for each filings.
- Roger Mattson suggested the board make a survey to send out from both boards to get current thoughts and ideas on community issues which could include this Mandatory HOA issue.
- Moving forward, a plan should be put in place to get community support and determine steps required to make the transition.
- It is possible for IMPOA to provide financial back up if a person files a civil suit against another property owner. IMPOA board members could file as a group of property owners as well.

- Creating an HOA does not affect the covenants. As a side issue to the HOA change, the covenants should be reworked to combine all filings. The rewrite of the covenants would need to meet current neighborhood requirements.
- Samantha Bertin has had contact with several property owners and has gotten positive feedback on the subject of changing to a mandatory HOA.
- As a first step legal advice should be requested.
- *Action Item* – Larry will get the state rules to become an HOA.

Roads and Signs:

- The County seems to be working on the signs, there is no specific plan that Larry knows of.
- Radar Speed Sign will be relocated to the northbound lane in the next couple of days.
- Tim Mousley asked about how the decision was made to purchase a radar speed sign. Over many board meetings, it was the board that made the decision. Discussion centered on the safety issue. This sign can be relocated to slow traffic in any area in Indian Mountain. Data downloaded from the sign has shown that 47% of the vehicles have slowed down as they pass the current sign.

Firewise:

- A new three person committee has been formed to oversee the Firewise program. This committee consists of Rich Riddell and Andy Farish with Dwight Cates as chair.
- Dwight Cates gave Jeff Mason the current bill from CUSP. This bill will be back charged to the property owners that have used the chipper so far this season.
- Dwight Cates will attend training next month in Wyoming.
- Marcia Logan suggested that the Committee contact the people who oversee the Firewise effort in Bailey as a resource.
- The new Committee met with Roger Mattson yesterday to pass information along to the new committee.
- There is a possibility a chipper would be available from the FD next summer.
- There are two chipping days left this season. They are Sept 21st and one in October yet to be determined.

New Membership:

Welcome Committee Luncheon

- Only 5 people had signed up for the luncheon. This activity has been cancelled. The 5 have been contacted.
- Ethel Greene and Linda Tecklenberg have volunteered to organize the new neighbor luncheon. Ethel would like to use the luncheon to be a neighborly activity.

- The speakers would be a separate activity for the whole community rather than only new folks.
- Use the forum to generate volunteers, help get community activities generated for smaller groups.
- Rhonda would be the liaison between the board and the committee.
- Ethel offers the suggestion to have free store. She would go over to Crestone to see what they have done and how they manage their free store. A place for exchange would have to found. Clothing would be the start, and then move into food at a much later date.
- Jeff Mason thanked Ethel for volunteering to oversee this subcommittee. He would like to see a Speaker series rather than have them talk all in one day.
- Ethyl will provide a plan for each of her proposals to bring to the board.

Old business:

Bylaw update:

- *Action Item* Jeff Mason will provide a calendar of milestone dates to get us to have the bylaw updates ready and published in time for a vote at the next membership meeting in August 2020.
- There is a general consensus within the board to change the fiscal year back to the calendar year to make membership and accounting easier for the members.

2020 Budget:

- Budget has been presented to the board.
- Items have been discussed with in the board.
- Fire wise activities have been added, along with an A/V upgrade, possibly add Curtains to the upper windows in the Community Center.
- Emerging opportunities has a place in the budget.
- Monies for Speakers and activities, etc. have a place as well.
- More community involvement with IMMD, Frisbee golf. Etc.
- Larry Siverson made a motion to approve the 2020 budget and on a second by Rhonda Cates the board unanimously approves the budget.

New Business:

- The Board had a planning session yesterday. With the positive outcome of the meeting there will be future planning meeting as needed.
- Larry Siverson indicated that we need to recruit two new board members. Rhonda Cates has a few names that the board can approach. These are appointed positions that will serve the term of the person they are replacing.

Public Comment:

- Debra Griffin commented that she has a complete sound system for sale if the Board would like to look it over. It might meet the needs of the upgrade indicated earlier in the meeting.

Community events:

- Chili Cook Off October 19, 2019
- 2019 Indian Mountain Craft Fair, Saturday October 26, 2019 9:00am to 3:00pm
- IMMD Giving Tree begins November 8, 2019
- IMMD Christmas Tree set up is November 29 and 30
- There is a possibility of renewing the cookie exchange - Volunteers needed
- There is also a possibility of a food drive - Volunteers needed

Meeting adjourned at 12:37 p.m. by President Larry Siverson.

Next meeting will be Saturday October 12th at 11:00 a.m.

Minutes respectfully submitted by Jim Scherrer.