

INDIAN MOUNTAIN PROPERTY OWNERS ASSOCIATION
MINUTES OF AUGUST 8, 2020 BOARD OF DIRECTORS MEETING

The meeting was held at the IMMD Community Center and called to order by President Larry Siverson at 10:37 a.m. Board members in attendance: Jim Scherrer, Jeff Mason, Kathryn Abrahamson and Rhonda Cates. Harry Hill and Chad Wilcox were absent.

Introduction of guests:

- Dwight Cates, Samantha Bertin

Agenda changes:

- Letter from Board to property owner regarding LUR and noise ordinance violations.

Minutes of May meeting:

- On a motion by Jeff Mason and a second by Larry Siverson, the board unanimously approved the July 11, 2020 minutes.

Financial report:

- Treasurer Jeff Mason reported assets as of July 31, 2020:
Bank of the West checking: \$42,739.85 (07/31/2020).
Synchrony Bank money market: \$52,925.54 (05/31/2020).
Jeff also reported PayPal at \$622.95 IMPOA merchandise inventory \$3,475.00 and petty cash is at \$50.00.
Current Net Worth (less outstanding bills): \$99, 813.34.
- On a motion by Rhonda Cates and a second by Kathryn Abrahamson, the board unanimously approved the July 2020 financial report.

Membership report:

- We currently have 588 members and have received \$30,147.00 in dues with \$3,771.00 of that in donations.
- Membership currently has 1361 email addresses.
- On a motion by Jim Scherrer and a second by Larry Siverson, the board unanimously approved the July 2020 membership report.

Business manager report:

- No business manager report

LUR and Covenants:

- There was discussion about complaints from property owners concerning LUR and county ordinance violations.
- On a motion by Jim Scherrer and a second by Kathryn Abrahamson, the board unanimously agreed to send a letter to a property owner with multiple violations.

Roads and Signs:

- There was discussion about the changes to Indian Mountain street names and addresses made by Park County. Only the affected property owners were notified of these changes, and the County has not made appropriate replacements of the affected street signs. This is a problem for deliveries and a dangerous situation during an emergency if first responders cannot locate the address.
- Larry Siverson stated that he has reported damaged/missing road signs to Park County Roads and Bridges Department. Larry has been notified by Greg Kasparek that the department has just ordered damaged/missing signs that were reported a year and a half ago, so expectations of timely replacement of reported signs is low. Larry suggested to Greg that it was time to make Indian Mountain a ‘special project.’ Greg stated that they were working on other special projects and that he would call Larry back. That has not happened. Jeff Mason volunteered to write a letter to the County to address these issues.

Firewise: Dwight Cates

- Chipping Program: Dwight reported that there are about 52 properties signed up to date.
- Samantha Bertin reported the difficulties and cost of acquiring insurance to cover chipping. On a motion by Rhonda Cates and a second by Jim Scherrer, the board unanimously agreed to look into adding a rider to IMPOA’s general liability insurance policy to cover chipping. Jeff Mason will contact our insurance agent.

Communications Update:

- Rhonda Cates reported that 524 emails were sent out through MailChimp for the IMPOA Annual Meeting. 24 ballots voting on the board of directors and 21 proxies voting on the proposed bylaws changes have been received to date. Rhonda will send out a reminder email to encourage members to get their ballots/proxies in by the August 24th deadline.
- Rhonda Cates reported that the Fall Newsletter is coming up and requested that articles for the newsletter be submitted by August 31st in order to get the newsletter out in a timely manner in September.

Old Business:

- IMPOA HOA – Larry Siverson will contact our attorney for guidance on how to move forward on addressing the need to bring our covenants up to date for today’s Indian Mountain Community.
- Window Coverings – Larry Siverson reported that the first bid for window coverings totaled \$8202.00. He received a bid from a second vendor for a total of \$8750.95. On a motion by Rhonda Cates and a second by Larry Siverson, the board unanimously approved accepting the bid by Creative Interior Designs, Ltd. to provide window coverings for the Community Center.
- Annual Meeting – Jeff Mason is collecting mail-in ballots/proxies, and Samantha Bertin is collecting ballots/proxies sent in via email. All are being forwarded to Rhonda Cates to be tallied. There was discussion about the structure of the annual meeting under the

restrictions of the call-in format. A board meeting will be held after the annual meeting to elect officers of the new IMPOA board.

New Business:

- Larry Siverson requested that board members submit nominations for the Volunteer of the Year to him via email.

Public Comment:

- No public comments

Community events:

*The remainder of community events for 2020 have been canceled due to COVID-19 restrictions.

IMPOA Calendar Three Month Look Ahead

September: Board Meeting on the 12th

Work on Annual Budget

Issue Fall Newsletter

October: Board Meeting on the 10th

Plan for Annual Financial Review

November: Board Meeting on the 14th

Complete Annual Budget Review

Meeting adjourned at 1:04 p.m.

Next meeting will be Saturday, September 12, 2020, at the conclusion of the IMMD Board meeting.

Minutes respectfully submitted by Rhonda Cates.