

INDIAN MOUNTAIN PROPERTY OWNERS ASSOCIATION

MINUTES OF SEPTEMBER 12, 2020 BOARD OF DIRECTORS MEETING

The meeting was held at the IMMD Community Center and called to order by President Larry Siverson at 11:20 a.m. Board members in attendance: Rhonda Cates, newly elected board members Kathryn Abrahamson, Harry Hill, Chad Wilcox, and Jim Scherrer, Jeff Mason was absent.

Introduction of guests:

- Dwight Cates, Samantha Bertin, Gene and Debora Nagle

Agenda changes:

- No changes

Minutes of August meeting:

- On a motion by Rhonda and a second by Jim Scherrer, the board unanimously approved the August 8, 2020 minutes.
- On a motion by Rhonda and a second by Jim Scherrer, the board unanimously approved the August 29, 2020 Annual meeting minutes.

Financial report:

- On a motion by Jim Scherrer to accept the treasures report that was sent via email by Jeff Mason and a second by Kathryn Abrahamson, the board unanimously approved the August 2020 financial report.

Membership report:

- We currently have 590 members and have received \$30,277.00 in dues with \$3,727.00 of that in donations.
- On a motion by Larry Siverson and a second by Kathern Abrahamson, the board unanimously approved the August 2020 membership report.

Business manager report:

- No report. Discussion centered around the county change to the storage container ordinance. It was agreed that the ordinance is poorly worded. The board will review the ordinance to educate themselves so that they do not put inaccurate information out to the community.

LUR and Covenants:

- Larry received confirmation that the person that was notified of violations of the LUR's and covenants received the letter with no response from the property owner. No further complaints. The camping regulation is still being violated.
- Question by attendee asked that properties that are being rented out for camping needs to follow county LUR's. Sanitation is now being taken care of by the renters. LUR's require a driveway, a plan for sanitary waste disposal and an address sign. It has been

reported that there are property owners that abut these “camping” sites that are having the renters use their property for a bathroom.

- It was suggested that the Board should send a letter to the two current violating property owners, notifying them of the violations. The County should be contacted to get their take on what the violations are in the County’s opinion. This information should be included in the letter.
- What options are available for violators? The Board can turn the documentation over to the county and get them to enforce their ordinance. Attending the County Commissioners meetings in force could help. Fill out citizen complaint forms and hand deliver them is an option. It would be good to have the documentation.
- Jim Scherrer made a motion to send the two offending property owners of the camping rental sites a letter to educate them on the LUR’s and violations, seconded by Kathern Abrahamson. Motion was unanimously approved. Larry will write the letters.
- Insert a notification in the Newsletter on the issues with the tent campers.
- The Board will make sure that the properties that have campers are rental units and not the property owners themselves.
- Gene Nagle commented that the fire rings used at camp sites usually do not meet the requirement of the Fire Department. If the Fire Department finds a violation the renters are sited as well as the property owners. Enforcement is by the Sheriff’s Department.
- In general, the County is changing the term “regulation” to “ordinance” so the Sherriff can site the property owner.

Roads and Signs:

- Citizen complaint about signage being stolen. IMMD sent this email over to Rhonda. The County has been contacted. There have been many that have not been replaced over the last few years. Larry calls the County every 2 to 3 weeks. Greg Kasperik is the roads and Bridges contact with the County. We are at the point that we need to get the word out to have multiple people call repeatedly until there is action by the County. We need to keep track of the people who call for future reference and documentation.

Firewise: Dwight Cates

- Chipping Program: Dwight reported that there are about 29 properties are done, 6 more days estimated to finish. 68 properties signed up to date.
- Over 1000 - 20 Cu. Ft loads have been taken to the burn pit.
- Issues that Samantha was having with insurance have been resolved. Jeff needs to give her the check.
- Next year, when people use IMPOA for the free chipping, an announcement will be made that donations will be accepted as well.

Communications Update:

- Rhonda Cates reported that the Fall Newsletter is nearly ready to send out. There are a few articles that have not been submitted.

New Business:

- Larry Siverson will take care of the volunteer of the year in the near future.

New action items

- Election of officers:
 - Rhonda will not be in constant attendance in the next few months so she is asking to have someone take over Secretary, and Membership.
- The officers were elected as follows:
 - **President – Larry Siverson** and Roads and Signs
 - **Vice President - Kathern Abrahamson** and website
 - **Secretary – Jim Scherrer** and Dumpster Day
 - **Treasurer – Jeff Mason**
 - **Membership – Chad** and Fencing and Cattle
 - **Communications – Rhonda Cates** Newsletter
 - **Fire Wise – Dwight Cates & the committee**

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

October: Board Meeting on the 10th
Plan for Annual Financial Review

November: Board Meeting on the 14th

December: Board Meeting on the 12th

Meeting adjourned at 12:53 p.m.

Next meeting will be Saturday, October 10, 2020, at the conclusion of the IMMD Board meeting.

Minutes respectfully submitted by Jim Scherrer.