

INDIAN MOUNTAIN PROPERTY OWNERS ASSOCIATION

MINUTES OF DECEMBER 12, 2020 BOARD OF DIRECTORS MEETING

The meeting was held at the IMMD Community Center and called to order by President Larry Siverson at 11:07 a.m. Board members in attendance, Kathryn Abrahamson, and Jeff Mason, Rhonda Cates, Jim Scherrer, Harry Hill and Chad Wilcox by phone,

Introduction of guests:

- Dwight Cates

Agenda changes:

- No changes

Minutes of October meeting:

- On a motion by Jim Scherrer and a second by Jeff Mason, the board unanimously approved the November 14, 2020 minutes.

Financial report:

- Financial report as of 11/30/2020 by Jeff Mason is as follows: SEE Report

Operating account (Checking – Bank of the West)	\$94,229.00
PayPal	\$1,288.68
IMPOA Merchandise (Cost Basis)	\$3,063.00
Petty Cash	\$ 50.00
- As approved by the board, the additional blinds were installed in the Community center and final payment was sent to the vendor. The blinds were tested during the meeting. Very well-done, Larry Siverson.
- Directors Liability Ins, General Liability Ins. are due this month.
- No Eager Beave bill as of yet.
- On a motion by Kathryn Abrahamson to accept the treasurer's report and a second by Rhonda Cates the board unanimously approved the November, 2020 financial report.

Membership report:

- 1898 addresses, stuffing envelopes today for the membership drive.
- 597 members, 47 paid for 2021 early due to change to calendar year.
- Chad has been given the membership database.
- Chad and Rhonda are working together to finalize transfer to Chad.
- Rhonda will send out an email blast to make everyone aware of the upcoming membership drive.
- On a motion by Rhonda Cates to accept the membership report and a second by Kathryn Abrahamson the board unanimously approved the November 2020 membership report.

Business manager report:

- **No Report**

LUR's and Covenants:

- South Park HOA/POA Coalition between surrounding HOA/POA's has been formed to put pressure on the County to change and enforce the LUR's. The next meeting is on January 16, 2021 at 9:00am.
- The County Commissioners are working on updating the LUR's and making regulations on individual rental units to help offset the costs to the county for these units that over use the fire, Sheriff's and EMT departments. Second reading will be at the next meeting.
- Renting vacant property is and will not be allowed.
- LUR Investigation map was sent out by Jeff. Map is divided up by area. Kathryn Abrahamson, Rhonda Cates, Jeff Mason and Larry Siverson will be driving around the subdivision doing investigations and documenting violations of campers on vacant property.
- Rhonda would like an article for the newsletter about the new coalition and the county ordinances, regulations.

Roads and Signs:

- No Report

Firewise: Dwight Cates

- Description of the program from last year was presented by Dwight. The requirements for Firewise were exceeded by a factor six and a half.
- 71 properties were chipped this last season. Dwight will redesign the form a little and provide more accurate instructions.
- This coming summer, chipping request will go out in early April, those who sign up need to have their slash ready by the end of May. Second round will go out in early June with chipping in August.
- A Suggestion was made to charge nonmembers for chipping.
- A Suggestion was made to have people that have had their slash chipped previously would have to spread out their piles of chips before they will be chipped again.
- A work session to plan the chipping program for the 2021 season will be on Friday, February 12, 2021.

Communications Update:

- Membership drive letters for 2021 will be sent out in January.
- Newsletter articles are due by January 8, 2021.
- Kathryn Abrahamson will contact Rich to get password access to the IMPOA website.

Old action items

- **Survey 2020** - renewed effort. Jim Scherrer sent out the previous survey from 2014 for review by board members. Work shop March 12, 2021
- After lengthy discussion, rewriting of the Covenants and mandatory HOA will be tabled until after the results of the survey.
- 2021 Budget was sent out by Jeff Mason and was reviewed individually by the board members.
- Jeff Mason made a motion to approve the 2021 budget as written, the motion was seconded by Kathryn Abrahamson the board unanimously approved.

Public Comment:

- No public comments

Community events:

- With the possibility of things opening up the board will be thinking of events for next summer.
- Assign a board member to follow through with this.

IMPOA Calendar Three Month Look Ahead:

January: Board meeting is on the 9th
Review Survey items prior to March workshop.

February: Board Meeting on the 13th
Chipping program planning workshop, Friday February 12, 2021

March: Board meeting on the 13th
Survey workshop set for Friday, March 12, 2020

Meeting adjourned at 12:46p.m.

Next meeting will be Saturday, January 9, 2021, at the conclusion of the IMMD Board meeting.

Minutes respectfully submitted by Jim Scherrer, Secretary.