

INDIAN MOUNTAIN PROPERTY OWNERS ASSOCIATION

MINUTES OF FEBRUARY 13, 2021 BOARD OF DIRECTORS MEETING

The meeting was held at the IMMD Community Center and called to order by Vice President Kathryn Abrahamson at 11:12 a.m. Board members in attendance; Jeff Mason, and Jim Scherrer in person, with Chad Wilcox, Rhonda Cates, Harry Hill via phone.

Introduction of guests:

- No guests.

Agenda changes:

- Add discussion about cattle guards.
- Boards position mandatory POA

Minutes of January meeting:

- On a motion by Jim Scherrer and a second by Jeff Mason, the board unanimously approved the January 9, 2021 meeting minutes.

Financial report:

- Financial report as of 12/31/2020 by Jeff Mason is as follows:

Operating account (Checking – Bank of the West)	\$96,148.33
PayPal	\$ 216.95
IMPOA Merchandise (Cost Basis)	\$ 3,475.00
Petty Cash	\$ 50.00
- General liability and director and officer's insurance have been paid.
- Membership sign up deposits are at 144, processed in January.
- Dumpster Invoice is incorrect. Jim will call Shirley Septic to clarify.
- Signers on the checking account are in need of being made current.
- Investment accounts are not paying enough to justify loss of liquidity.
- On a motion by Katheryn Abrahamson to accept the treasurer's report and a second by Jim Scherrer the board unanimously approved the January 2021 financial report.

Membership report:

- No report.
- Chad and Rhonda continue to coordinate the transfer of information, this is long detailed process.

Business manager report:

- **No Report.**

Mandatory HOA

- Chad Wilcox made a motion that was seconded by Rhonda and unanimously approved to make the following statement in the minutes:
 - Due to the negative responses and a lack of a definitive value proposition the Board has decided to indefinitely table the investigation into becoming a mandatory HOA.

LUR's and Covenants:

- Work session scheduled for Friday, March 12, 2021, at 9:00am.
- A survey will give the Board information from the community to be able to address the outdated covenants.
- The board will continue to work on getting campers off lots as required by the county.
- Tie the covenant changes to coordinate with Park County regulations but keep them in the covenants.

Roads and Signs:

- No new input

Firewise: Dwight Cates

- No report until after the February work session. (Later today)
- Firewise committee is working on the 2021 season.

Communications Update:

- Newsletter was issued as scheduled. 1283 were delivered via email. There were only 15 bounce backs, with 9 unsubscribing.

Old action items:

- **Work Session** – *February 13, 2021, (after today's meeting)*. To plan for the 2021 wood chipping activity.
- **Work Sessions** – *March 12, 2021, (Friday)*. To review items for the proposed survey and to review and put a plan together for updating the covenants.
- New member breakfast, planning is active. The activity is currently on hold until the COVID-19 issues are resolved. New agenda item beginning in March.
- Community events – on hold.

New action items:

- Discussion of board vacancy, officer positions.
 - Due to a pending property sale, President Larry Siverson submitted his resignation from the Board effective January 28, 2021. The Board acknowledged and thanks Larry for several years of dedicated service to IMPOA and the community.

- After a short discussion, Harry Hill made a motion to move Kathryn Abrahamson to the position of President. Kathryn accepted the position. The motion was seconded by Jeff Mason, and was unanimously approved with Kathryn abstaining.
- Kathryn Abrahamson made a motion to move Jeff Mason to the VP position temporarily along with his current position of Treasurer, the motion was seconded by Rhonda Cates and was unanimously approved with Jeff Mason abstaining. Jeff, while in a dual position role will not be signing checks over \$1,000.00 without the president's approval to eliminate a conflict of interest.
- Jeff Mason will monitor the South Park HOA/POA Coalition activities. Samantha Bertin attends their meetings and will copy the board with her notes.
- Fence repair will be handled as a group effort.
- Kathryn Abrahamson will take Roads and Signs.
- Jeff Mason will also take LUR's on.

Fencing

- There are cattle entering IM from 'The Buffalo' along Remington. The board will investigate, identify locations, get pricing and contact the County to get cattle guards installed, as our budget allows.
- A suggestion was made to see if there is a less costly alternative to a full cattle guard.
- This discussion will be on going until data can be gathered.

Public Comment:

- No public comments.

Community events:

- On hold. Hoping to have the annual picnic on Saturday, July 3rd.
- The Board agreed to begin preliminary new member breakfast planning, with timing of gatherings TBD.

IMPOA Calendar Three Month Look Ahead:

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

March: Board meeting on the 13th.
Survey and Covenants workshop set for Friday, March 12, 2020. 9:00 AM

April: Board Meeting on the 8th.

May: Board Meeting on the 12th.

Meeting adjourned at 12:54 a.m.

Next meeting will be Saturday, March 13, 2021, at the conclusion of the IMMD Board meeting.

Minutes respectfully submitted by Jim Scherrer.