

## INDIAN MOUNTAIN PROPERTY OWNERS ASSOCIATION

### MINUTES OF March 20, 2021 BOARD OF DIRECTORS MEETING

The meeting was held at the IMMD Community Center and called to order by President Kathryn Abrahamson at 11:33 a.m. Board members in attendance; Jeff Mason, and Chad Wilcox in person, with Jim Scherrer on Zoom. Harry Hill, absent.

#### **Introduction of guests:**

- Pat Smith

#### **Agenda changes:**

- Pat Smith discussion on County Commissioners.
- Board vacancies

#### **Minutes of January meeting:**

- On a motion by Jeff Mason and a second by Kathryn Abrahamson, the board unanimously approved the February 13, 2021 meeting minutes.

#### **Discussion with Pat Smith**

- Pat Smith opened a discussion about Amy Mitchell, Park County Commissioner, attending a meeting of the IMPOA Board to discuss the new LUR's and camping regulations.
- Pat Smith will be our contact with regard to the commissioners. The options are to invite any or all commissioners for a meeting in coordination with IMMD.
- The Board will decide when to ask the commissioners to attend, preferably all three commissioners. The best options are either the annual meeting on August 14<sup>th</sup> after our Board meeting, or the 4<sup>th</sup> of July picnic so that information can be gathered in person by the community.

#### **Financial report:**

- Financial report as of 03/20/2021 by Jeff Mason is as follows:
 

Operating account (Checking – Bank of the West)	\$117,639.33
PayPal	\$ 863.87
IMPOA Merchandise (Cost Basis)	\$ 3,063.00
Petty Cash	<u>\$ 50.00</u>
	\$121,616.20
- Through a board resolution, Jeff Mason will get signers on the checking account changed to include himself and Kathryn Abrahamson as signers.
- Most of the membership checks are in and the information will be passed on to Chad Wilcox to update the database.
- Dumpster Invoice has been corrected. Jeff Mason will pay it within the next few days.
- On a motion by Kathryn Abrahamson to accept the treasurer's report and a second by Jeff Mason the board unanimously approved the February 2021 financial report.

**Membership report:**

- Spreadsheet is being updated. There are a number of corrections needed. There were multiple returned envelopes from the last mailing.
- Updating the data base is a priority. Reworking the lay out of the information will make it more usable and make it easier to pull data out.
- Information in data base is for use by both IMMD and IMPOA. It is to contain the property owner information for the entire subdivision not just IMPOA members.
- On a motion by Jeff Mason to accept the membership report and a second by Kathryn Abrahamson the board unanimously approved the February 2021 membership report.

**Business manager report:**

- Discussion centered around the coordination of the 4<sup>th</sup> of July picnic with IMMD.

**LUR's and Covenants:**

- Jeff Mason will be liaison with South Park HOA/POA Coalition. He is currently not getting CC'd with the minutes or meeting schedule.

**Roads and Signs:**

- Kathryn Abrahamson will get be getting up to speed with Roads and signs at the County. Larry Siverson can be used s a resource as well.
- Board will put an updated plan together to address the issues with "Roads and Signs".
- Board members can note areas of concern to take to the county.
- Katheryn Abrahamson will post a note on NextDoor to have people report road problems or sign replacement needs.

**Firewise:**

- Jeff Mason will follow up with Dwight Cates to get the Firewise information transferred, possibly to Andy Ferish, one of the remaining people on the Firewise committee.
- IMMD also has an interest in Firewise. Glenn Haas will be contacted by Kathryn Abrahamson for coordination with Firewise.

**Communications Update:**

- No current director

**Old action items:**

- **Fencing/Cattle Guards**
  - Road and bridge will need to be contacted about installation of cattle guards at south entrances.
  - Pricing from a few years ago; Each cattle guard came in at around \$7000.00.
  - Can chip seal be installed with stripes in the place of a full-blown cattle guard?

- **New member breakfast.**
  - Jeff Mason will get information from Rhonda Cates and put the template together for this activity.
  - A new coordinator will need to be found to put the breakfast together.
  - Best place is to recruit from Next door, and recent property transactions from the membership data base.
  
- **Community events.**
  - **4<sup>th</sup> of July picnic** will be coordinated with IMMD. Jeff Mason will prepare an email for Kathryn Abrahamson to send to IMMD to offer help to put the event together.
    - Pot luck could be an issue with the current Covid restrictions.
    - Tent might be an issue.
    - Number of attendees may limit the event.
  - **Dumpster Day** is set up. Dumpsters have been reserved. Jim Scherrer will make reminder calls to ensure a timely delivery.
    - Request the use of the IMMD sign in front of the Community Center to show the requirements for dumpster day.
    - Provide more detailed information on what is allowed and not allowed to be put in the dumpsters.

**New action items:**

- **Discussion of board vacancy, officer positions.**
  - Due to a pending property sale, Rhonda Cates submitted her resignation from the Board effective March 17, 2021. The Board acknowledges and thanks Rhonda for her of dedicated service to IMPOA and the community. She has been an instrumental part of leading the charge with communications, the newsletter, volunteer coordination, and was a past secretary. We also thank Dwight Cates for his volunteer service with Firewise program and overseeing the chipping program. We wish Rhonda and Dwight the best in their future endeavors.
  - Board is looking for new board members. A request for applications for new board members will be posted on NextDoor by Jeff Mason
  - As there is a vacancy for someone to fill the position of communications director, and someone to prepare the newsletter. Kathryn Abrahamson will take these duties on until a new board member can be found.
  
- **Sound equipment**
  - Jeff Mason will get information on the sound equipment for the Community Center to the board for review. The equipment will include a bi-directional indoor/outdoor portable sound system, a projector, and a retractable screen. This equipment will be needed before the picnic.
  - Information is need on the construction of the beam at the east end of the Community Center to plan for installation of the Screen.

- **Proposed Park County LUR and Camping overlay.**
  - The Park County Board of Commissioners informally introduced the idea of a put out a Recreational Overlay Zone at a recent working session. This would allow owners to leave RVs on their property. These locations will currently be required to have:
    - An address,
    - A driveway,
    - a full septic with well,
    - Slab on grade to park the unit on,
    - an open type structure with roof meeting wind and snow loads,
    - no more than one unit per property,
    - no sheds, satellite dishes, fire rings, outdoor grills, etc., left out on the property
    - Holding tank pumping receipts upon request (writing into the septic permit)
  - IMPOA will monitor the progress of this potential change to county land use regulations and report findings to members, as needed.
  
- **Neighborhood Watch**
  - Because of recent events in Indian Mountain, IMPOA is looking at the possibility of assisting with establishment of a neighborhood watch program. More to follow as information becomes available.
  - Jeff Mason will research Neighborhood Watch and report back to the Board. He will also post information to NextDoor as necessary.

**Public Comment:**

- No public comments.

**IMPOA Calendar Three Month Look Ahead:**

- April:** Board Meeting on the 10th.  
 Prep for Spring Newsletter.  
 Plan for Memorial Weekend if needed.
- May:** Board Meeting on the 8th.  
 Finalize survey and share it with IMMD.
- June:** Board Meeting on the 12th.  
 Prep for annual budget.

Prep for annual meeting.

Prep for 4<sup>th</sup> of July.

Finalize Dumpster Day.

Meeting adjourned at 1:22p.m.

Next meeting will be Saturday, April 10, 2021, at the conclusion of the IMMD Board meeting.

Minutes respectfully submitted by Jim Scherrer.