

INDIAN MOUNTAIN PROPERTY OWNERS' ASSOCIATION
MINUTES OF May 8, 2021 BOARD OF DIRECTORS MEETING

The meeting was held at the IMMD Community Center, and called to order by President Kathryn Abrahamson, at 10:44 a.m. Board members in attendance; Jeff Mason, Harry Hill, Chad Wilcox and Jim Scherrer by phone.

Introduction of guests:

Loren Klain
 Sam Bertin
 Jason Klingensmith
 Brian Kocher
 Kim Novitch

Agenda changes:

New member interviews

New Member Interviews

Jason Klingensmith
 Brian Kocher
 Kim Novitch

Minutes of January meeting:

- On a motion by Jim Scherrer and a second by Jeff Mason, the board unanimously approved the April 10, 2021 meeting minutes.

Financial report:

- Financial report as of 04/30/2021 by Jeff Mason is as follows:

Operating account (Checking – Bank of the West)	\$117,171.26
PayPal	\$ 260.34
IMPOA Merchandise (Cost Basis)	\$ 3,025.00
Petty Cash	<u>\$ 50.00</u>
	\$120,506.60
- Future expenditures: A/V and sound equipment, picnic tent and chairs, dumpster for 4th of July, chipping program, and cattle guards.
- Minimal activity in the last month, Shirley Septic has been paid for last summer's dumpsters.
- Kathryn Abrahamson asked how most people are paying their membership dues. Jeff Mason indicated that the membership payments are coming in mostly as checks. PayPal is being used by more than a few but they charge a fee of \$1.60 for the \$45.00 check.
- Through the end of April, 588 members that have paid. There are an additional 32 payments received in May. With the fiscal year changing to the calendar year there are about 40 that paid late last year making the overall total at about 660 members.

- On a motion by Kathryn Abrahamson, and a second by Jim Scherrer, the board unanimously approved the April, 2021 Financial Report.

Membership report:

- There are a lot of properties changing hands. Research is constantly being done to keep the lists updated.
- Kathryn will need an updated list of addresses to be able to send the Newsletter out.
- On a motion by Kathryn Abrahamson, and a second by Jeff Mason, the board unanimously approved the membership report.

Business manager report:

- Jefferson/Como fire department is looking at purchasing and operating a portable “Burn Box” to be used within their district. IMMD and IMPOA have been asked to write a letter of recommendation to the Fire Department to help them justify the purchase.
- Picnic – IMPOA has been asked to pay for the tent only this year there should be additional tables to allow for social distancing requirements. Samantha needs at least 5 volunteers.
- IMPOA will provide merchandise taken from existing stock for door prizes.

LUR’s and Covenants:

- Park County Commissioners proposed ordinances on campers are being updated. Nothing firm at this time.
- Property owners will be asked via Next Door to keep a log of the signs that need to be replaced or repaired and get their list to Jeff Mason
- Jeff Mason will be getting a volunteer group together to walk the perimeter fence to locate places in need of repair.

Cattle Guards:

- Jeff Mason will be contacting Roads and Bridges at the county to determine the process for putting new cattle guards in.
- The exact locations will be determined through site visits and map review.

Communications Update:

- Mailchimp will be used to send out the newsletter in late May.
- Newsletter in in process and should be published later this month. Kathryn is in need of the articles as requested.

Old action items:

- **Neighborhood Watch**
 - Research is ongoing, no immediate action is proposed.
- **New member breakfast.**
 - The list of presenters who could be asked to attend are as follows:
 - Sheriff (Sam will contact)
 - Division of Wildlife (Kathryn will contact)
 - Fire Department (Kathryn will contact)
 - Kevin W/ Jefferson Real estate (Jeff will contact)
 - Sherley Septic (Jim will contact)
 - Pat Smith is a good resource as well
 - The breakfast will be held at the Community Center.
 - **Target Date is Saturday, July 31, 2021**
- **IMPOA Annual membership meeting**
 - Meeting is set for Saturday, August 14th at 1:00pm, after the regular IMPOA meeting. Calendar dates are indicated at the end of the meeting minutes on the three month look ahead.
- **Survey**
 - Jim Scherrer sent out a rough draft of the questions that were proposed at the April workshop.
 - Kathryn will send out her rough draft for review. Harry Hill has provided his input.
 - Survey will be posted to the website as an on-line survey and paper copies will be put in the Community Center for those that do not have access to the internet.
- **Community events.**
 - **4th of July picnic** will move forward in coordination with IMMD and Samantha Bertin.
 - **Dumpster Day** will be held on Sunday, July 4th, from 8 a.m. until 2:00 p.m.
 - **New Member Breakfast July 31st.**
 - **Craft Fair** will possibly be held in September. IMMD is looking for volunteers to run the event.

New Action Items.

- After a lengthy discussion on the merits of three very qualified candidates, Kathryn Abrahamson made a motion, seconded by Jim Scherrer to appoint Brian Kocher to the board, the motion was unanimously approved. Chad Wilcox made a motion, seconded by Jeff Mason to appoint Kim Novitch the board, the motion was unanimously approved.

- Brian will serve out the term of Rhonda Cates that will expire this August and Kim Novitch will serve out the term of Larry Siverson which expires in August of 2022

Public Comment:

- KimNovitch asked if the Board can have more than seven directors. The bylaws state that there is a maximum of seven directors. If there are additional people requesting to become board members those people can be used as committee chair persons until a vacancy on the board becomes available.

IMPOA Calendar Three Month Look Ahead:

June: Board Meeting on the 12th.

Prep for annual budget.

Prep for annual meeting.

Set agenda

Prepare ballots/ proxies

Prep for 4th of July.

Finalize Dumpster Day.

Plan New Member Breakfast for July 31st.

July: IMMD/IMPOA Picnic (July 3).

Dumpster Day (July 4).

Board Meeting on the 10th. Finalize annual budget.

Mail/Send notice of annual meeting and proxy forms 35 days before Meeting
Friday July 9

Pick a volunteer of the year.

Post annual meeting notice to website. **Friday, July 9**

Finalize IMPOA Annual meeting.

Plan annual meeting, finalize agenda, finalize ballot. Mail out.

New Member Breakfast for July 31st.

August:

Returned Ballot deadline **Monday, August 9**

Board Meeting on the 14th

Prep for Fall Newsletter

Annual Membership Meeting 1:00p.m. on the 14th

Receive ballots, Secretary tabulates.

Meeting adjourned at `12:58p.m.

Next meeting will be Saturday, June 12, 2021, at the conclusion of the IMMD Board meeting.

Minutes respectfully submitted by Jim Scherrer.