

**INDIAN MOUNTAIN PROPERTY OWNERS' ASSOCIATION**  
**MINUTES OF JULY 10, 2021 BOARD OF DIRECTORS MEETING**

The meeting was held at the IMMD Community Center, and called to order by President Kathryn Abrahamson, at 10:37 a.m. Board members in attendance; Jeff Mason, Chad Wilcox, Kim Novitch, Harry Hill, and Jim Scherrer. Brian Kocher, Absent.

**Introduction of Board Members:**

Board members were introduced to the attending guests.

**Introduction of guests:**

Jannene Sherrill  
Terry Lilly

**Agenda changes:**

Jannene Sherrill: Neighborhood Cleanup

**Minutes of May meeting:**

On a motion by Jim Scherrer and a second by Kim Novitch, the board unanimously approved the June 12, 2021 meeting minutes.

**Financial report:**

- Financial report as of 05/30/2021 by Jeff Mason is as follows:

Operating account (Checking – Bank of the West)	\$118,633.74
PayPal	\$ 313.75
IMPOA Merchandise (Cost Basis)	\$ 2,949.00
Petty Cash	<u>\$ 50.00</u>
	\$121,942.49
- Upcoming bills: Tent rental for the picnic, Dumpster Day, Chipping, Merchandise purchased for the picnic.
- On a motion by Kathryn Abrahamson, and a second by Jim Scherrer, the board unanimously approved the June, 2021 Financial Report.

**Membership report:**

- Chad Wilcox is currently updating the data base with the county records to include verification of email addresses.
- A few members were added at Dumpster Day.
- Jeff Mason has received 655 payments and Chad currently has 696 in the data base. Some were paid late last year that carry over to 2021. Actual number is a little over 700.
- The Master list should show every property regardless of the number of properties owned by an individual entity.

**Business manager report:**

- Merchandise case has been reworked. Pricing will need to be established as new items are made available for purchase.

**LUR's and Covenants:****Roads and Signs**

- Road Clean up: Jannene Sherrill has cleaned all of Arrowhead, Chief, Pinto, and many more roads with four volunteers. Jannene volunteered to coordinate clean up next year if the board can get more help. Looking at first two weeks of June, 2022 to contact Jannene to plan for the summer.
- Jannene suggested that the Board provide better information to keep property owners updated on basic topics i.e., Firewise, Dumpster Day, Annual Picnic, Annual meeting, Neighborhood cleanup, etc.
- Informational fliers could be made up to hand out at the upcoming annual meeting.
- Kim Novitch contacted the county about replacing signs. The county sign guys are getting caught up but need more info. Kim will post to NextDoor to get community feedback.
- Grading and application of mag chloride is ongoing and will finish in the near future.

**Firewise**

- Chipping has been tabled for this year. We will have to find a new vender next year. This will be on January agenda.
- 40 properties were chipped in round one. Our chipping vendor has quit due to the piles of slash not meeting the requirements for stacking.
- In the future, if the program continues, the Board needs to get better information out on the signup process, add a video explaining the guidelines and indicate the difference between a good pile and a bad pile. We need to be a volunteer to do “drive by’s” to make sure the piles are consistent before the date of chipping.
- When getting responses to an RFP let the vender provide their stacking criteria.
- Connect with the FD to investigate possibility of using their chipper and have volunteers do the work.
- We should look for an additional person to help with the education and coordination parts of the Firewise program. This person would be the liaison between the Firewise committee and the Board. Kim Novitch volunteered to be the Board liaison with the Firewise committee.
- Chad Wilcox made a motion to make a Firewise subcommittee, Kathryn Abrahamson seconded the motion. The motion was unanimously approved.
- Kathryn Abrahamson made a motion to make Kim Novitch the liaison. Jeff Mason seconded. The motion was unanimously approved.

## Fencing

- Kim Novitch handed off a very large IM map to Jeff Mason to lay out a plan for fence repairs.

## Ordinances

- Fire ban ordinance is still being reworked by the county.

## Communications Update:

- Security of website was approved; Rich Reindel was notified.
- Website content update is being worked on by Rich Reindel and Kathryn Abrahamson.
- It was recommended that we provide information at the annual meeting about the website changes.

## Old action items:

- **Annual Meeting** –Jeff Mason volunteered to make ballots and proxies and have them to Kathryn by Monday. The notice to the website will state when and where the meeting is to be held. We may have to move the date of the annual meeting to give us time to get the notices out.
- With the amount of work that needs to be done we should move the meeting out to August 21<sup>st</sup>. Samantha checked her calendar and has the 21<sup>st</sup> available.
- **Volunteer of the year** – List of nominations should be emailed to a group Kathryn Abrahamson will set up. We will discuss the list at the August meeting.
- **Community Events**
  - Picnic over the 4<sup>th</sup> – Thanks, Samantha for a great time. There were 166 attendees.
  - Suggestion was made to reduce the length of time the food would be served to two hours rather than three.
  - In future have a joint IMPOA and IMMD planning committee.
  - Dumpster Day- 40+ Property owners dropped off unwanted items. Participants did a wonderful job of breaking down the large items and stacking the dumpsters from back to front. Walt, our new metal scrapper delivered a trailer which we filled from end to end. Thank you, Walt, for helping us out.
  - Survey Review - Add Trash pick up to survey to include the idea of a Community Compacting dumpster. Cost for the compactor is \$55,000 to construct and \$1,200 to \$1,300 a month. Eliminates trash cans. New system would be paid for by the users. This subject will be taken back up after the annual meeting.

## New Action Items:

- 593 Chief Trail – A property owner has filed a complaint with the county on this property. We will hold on further action until this complaint plays out.
- Annual Budget - Begin in September with change of fiscal year.

- Merchandise – Jeff Mason would like to order 50-disc golf discs, regular ceramic mugs, hats, and stickers with the ski logo as well some with the IM logo.
- On a motion by Kathryn Abrahamson and a second by Kim Novitch, the board unanimously approved the purchase of the above-mentioned merchandise.
- A new projector has been donated for use at the Community Center. A screen will still be needed. Jeff Mason will purchase a powered, remote-controlled screen and we will get it installed.
- Breton Park – IMMD is planning a renovation of Breton Park. One of the first things that will be done is to remove some fencing and realign other fencing. IMMD has asked for help from IMPOA with the renovations. There is a community work day being planned by IMMD on Saturday August 14<sup>th</sup>.
- A cab over camper has been left on a property at Arrowhead near Aqua. This camper has been abandoned for at least three years. The board will contact the property owner to make them aware if the abandoned camper.

**Public Comment:**

**IMPOA Calendar Three Month Look Ahead:**

**August:** Board Meeting on the 14<sup>th</sup>  
 Prep for Fall Newsletter  
 Annual Membership Meeting, 1:00 p.m. on the 21<sup>st</sup>

**September**

Board Meeting on the 11<sup>th</sup>  
 Prep for annual budget.  
 Issue Fall newsletter by 9/15 approx.

**October**

Board Meeting on the 9<sup>th</sup>  
 Review annual budget

Meeting adjourned at 12:45 p.m.

Next meeting will be Saturday, August 14, 2021, at the conclusion of the IMMD Board meeting.

Minutes respectfully submitted by Jim Scherrer.