

INDIAN MOUNTAIN PROPERTY OWNERS' ASSOCIATION

MINUTES OF AUGUST 14, 2021 BOARD OF DIRECTORS MEETING

The meeting was held at the IMMD Community Center, and called to order by President Kathryn Abrahamson, at 10:42 a.m. Board members in attendance; Jeff Mason, Chad Wilcox, Kim Novitch, Brian Kocher, and Jim Scherrer. Harry Hill, By phone.

Introduction of Board Members:

Board members were introduced to the attending guests.

Introduction of guests:

Greg Bachman
Darren and Louise DeVries
Marcia Logan
Andy Farish

Agenda changes:

None

Minutes of May meeting:

On a motion by Jim Scherrer and a second by Kathryn Abrahamson, the board unanimously approved the July 10, 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)	\$117,987.49
PayPal	\$ 231.52
IMPOA Merchandise (Cost Basis)	\$ 1,345.00
Petty Cash	<u>\$ 50.00</u>
	\$119,614.01
- July activity; Party Time rental, \$960.00 the second half of the bill for the tent at the 4th of July picnic and some PayPal dues deposited on July 26th.
- Outstanding bills are for dumpster day, sound system, logo merch.
- On a motion by Kathryn Abrahamson, and a second by Kim Novitch, the board unanimously approved the July, 2021 Financial Report.

Membership report:

- Chad Wilcox is currently updating the data base, there are 4 members outstanding that Chad is verifying.
- Data base is updated through July 2021.
- Of the 832 notices for the membership drive sent out there were 36 address bounce backs. Chad will check on the bounce backs. 4 people unsubscribed.

- 2100 properties, 675 members in the past the goal has been set at 1900.
- The Board will have a work session on September 11 (after the regular meeting) to set goals and parameters for future membership drives. Brian Kocher will provide that agenda for this meeting.

Business manager report:

- Nick Rinaldi has been hired by IMMD as the new maintenance person.

LUR's and Covenants:

Roads and Signs

- Kim Novitch has given the list of 11 signs to the county for replacement.
- Radar speed sign information will be transferred to Kim Novitch.
- A suggestion has been made to repaint the sign at the entrance to IM.

Firewise

- Andy, Jennine and Sheryl will be the committee to operate Firewise with Kim Novitch overseeing the committee.
- Chipping has restarted. Progress billing is expected.
- Jeff will get a form put together to send out to property owners to get data on hours and dollars expended.
- Kim would like to hand out Firewise fliers at the annual meeting.
- There 96 burn pit application forms currently.
- Marcia Logan will discuss the involvement between IMMD and IMPOA
- Burn pit is about 80% full. There are very few volunteers. Stage stop and Elkhorn will be contacted for volunteers from their users.
- Without volunteers the pit will be closed.

Fencing

- Jeff is working on a September/October time line to set up a group maintenance activity for the maintenance of preselected areas.

Ordinances

- Hipcamp – Jeff Mason will follow up with the county to see if camping ordinance has passed. Committee is forming to address this issue. Brian Kocher volunteered for this committee.
- After a lengthy discussion about enforcing the covenants. The consensus is that Kathryn Abrahamson will contact an attorney to get guidance on the enforceability of covenants.
- Discussion of specific items was tabled pending the outcome of the conversation with council on the enforceability of covenants.

Communications Update:

- Fall newsletter due mid-September.
- Website security in complete and paid for
- The Bio's need to be updated on the website.

Old action items:

- **Annual Meeting** – next week August 21st.
 - Kim Novitch will put an announcement on marquee for the annual meeting.
- **Volunteer of the year** – List of nominations should be emailed to a group Kathryn Abrahamson will set up.

Community Events**New Action Items:**

- Jeff mason will bring a preliminary budget to the next meeting.
- Jim Scherrer brough the issue up about BS sending out “water storage” bills to all property owners in Indian Mountain. A request was made my IMMD for IMPOA to join with IMMD and the private group “DLOU” to provide financial backing to any future litigation that might happen. Jeff Mason made a motion to make available an amount not to exceed \$5,000.00. The motion was seconded by Brian Kocher, the motion passed unanimously.
- There will be a conference call between the new committee members Brian Kocher and Jeff Mason from IMPOA, Glenn Haas and Marcia Logan from IMMD, Jim Scherrer with the DLOU and the lawyers to discuss the path forward.
- There is a volunteer luncheon sponsored by IMMD set for September 18, 2021 at 12:00 noon.
- Craft Fair will be chaired by Karen Goodman. Dates are pending.
- IMPOA is in support of helping IMMD pay for the volunteer luncheon.
- IMPOA requests that IMMD and IMPOA get together to discus the responsibilities of each entity.
- Breton Park activity: 2:00pm today to help IMMD start their upgrades.

IMPOA Calendar Three Month Look Ahead:**September**

Board Meeting on the 11th

Preliminary budget presentation

Issue Fall newsletter by 9/15.

October

Board Meeting on the 9th

November

Board Meeting on the 13th

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.