

INDIAN MOUNTAIN PROPERTY OWNERS' ASSOCIATION

Minutes of September 11, 2021, IMPOA Board Members Meeting

The meeting was held at the IMMMD Community Center, and called to order by President Kathryn Abrahamson, at 10:22 a.m. Board members in attendance; Jeff Mason, Chad Wilcox, Kim Novitch and Brian Kocher. Harry Hill was absent.

Introduction of Board Members

Board members were introduced to the attending guests.

Introduction of guests

Carol Darland (IMMD)

Chris Morris

Agenda changes

Added discussion of the 2022 budget to new items

Minutes of Annual meeting

On a motion by Chad Wilcox and second by Brian Kocher the board unanimously approved the Annual meeting of 2021 minutes.

Minutes of August meeting

The August meeting minutes were not distributed to the full board. Brian has forwarded them to the full board for review and approval at the next meeting.

Financial report

- Financial report as of Aug. 31, 2021 by Jeff Mason is as follows:

Operating Account (Checking - Bank of the West)	\$114,757.99
PayPal	\$231.52
IMPOA Merchandise Inventory	\$1,345.00 estimate
Petty Cash (Change for Merchandise Sales)	\$50.00
Current Net Worth, not counting outstanding bills	\$116,384.51
- We need to decide when the cut-off for new membership is now that we've switched to a calendar year
- Upcoming payments to Jeff for reimbursements (approved by Kathryn)
- "Chipping" is done one more payment will post
- We are still waiting for the dumpster bill
- On a motion by Jeff Mason, and a second by Kathryn Abrahamson, the board unanimously approved the Aug., 2021 Financial Report.

New Action Items

- **Discussion on Bar star billings**
 - DLOU filed a complaint and are amending filing to include the current water storage bill sent out by Bar Star for “water storage fee”. DLOU is looking for IMMD (represents the Rec district) and IMPOA (represents all property owners) to join in the suit to include all property owners in Indian Mountain. Need to clarify roles and responsibilities to ensure all property owners are represented not just dues paying members. DLOU will be joined by IMMD and IMPOA in the filing to demand that Bar Star cease and desist all demands for payment regarding water augmentation. Motion by Jeff Mason, second by Kathryn Abrahamson to approve “up to \$10,000” to assist in covering legal fees in support of legal filings against Bar Star, matching IMMD dollar for dollar (split costs). Motion carried.

- **IMPOA BOD roles (need to assign as first meeting following annual meeting)**
 - Jim has resigned and stepped down as secretary.
 - Kathryn – President
 - Brian – VP
 - Secretary – Vacant (rotating for now)
 - Treasurer – Jeff
 - Membership – Chad
 - Communications - Kim

- **Discuss Board Vacancy**
 - Jim resigned and we have an opening. Reach out to Jason – who expressed interest during the last opening to see if he’s interested. Post online. Deadline of Sept. 30 to get on Oct. agenda. We will hold interviews more privately this time following the regular meeting.

- **Annual Budget**
 - There are a few holes in the budget that need to be filled in after we define IMPOA roles and Responsibilities. Spreadsheet discussed and the board will review and be prepared to discuss at the next meeting.

- **Discuss upcoming events**
 - Discussion regarding bringing back the spring open house event featuring community information, water info, firewise info, etc.
 - Motion to approve up to \$800 to split the volunteer luncheon costs with IMMD by Kathryn Abrahamson, second by Kim Novitch. Motion carried unanimously.
 - Craft fair is coming up Oct. 23rd from 9 am – 3 pm. Come shop!
 - Due to COVID we will continue to hold off on a chili cookoff, etc.

- IMPOA membership drive in Dec/Jan. Chad is working to fine-tune the addresses for the mailing to hopefully avoid the returned mail numbers we had last year.
- IMPOA/IMMD has set a joint working meeting for Oct. 8.

Membership report

- Chad will log into the IMPOA gmail account to remove people from the list who have requested we do so.
- Discussion on how to update the membership form online and drive people to paying through the online/paypal portal
- Discussion to create a membership committee to help move the current 100% responsibility from the Membership person
- People are starting to pay now – we’re counting that as 2022
- Discussion on if membership belongs to the property or the person.
- Chad is working on standardizing and will share with the board what the standard is.
- Chad will get an updated list to Sam
- Chad will work on making a “todo” list for the membership drive so we can assign tasks

Firewise update

- Calculation has been used to complete the Firewise report. We more than reached the amount needed to have our community designation for 2022
 - Discussion that we want to try to capture more information in the future on what we spent on the program, etc. to use in membership info, grants, etc.
- Kim forwarded the form to people who used the burn pit if they want to report other information on their own.
- Carol from IMMD let IMPOA know that IMMD has officially re-assumed the responsibilities of the burn pit moving forward as it is their asset to manage and they are better equipped to take on questions on processes, procedures, etc. Pat and Jackie will be heading up the work – IMMD still would appreciate and welcome IMPOAs assistance in getting volunteers, etc.
 - IMMD is committed to continuing the data collection of hours/loads/etc. and sharing it with IMPOA for purposes of firewise reporting.
- The firewise committee is organized with Kim as the leader and IMPOA Board rep. The committee will begin working on regular meetings, creating a regular report, etc.

LUR’s and Covenants

- Kathryn has communicated with some attorneys and received feedback that to control initial review costs she should first get all the different covenant filings. Sam provided the covenants to Kathryn.

- Discussion on letters of complaint to property owners – the informal policy of the board is that all complaints will be discussed by the board and a letter will be sent following board agreement.
- Discussion on hipcamp/camping – IMPOA has not written letters yet regarding this issue because we still do not have any clarity on what the current LURs are on camping and, moving forward we would want some clear definitions/guidelines on how we prove violation of LURs/Covenants/etc. (e.g., # of days camping, owners camping, etc.)
- Discussion of our ongoing project to define a process of how to handle and follow through on complaints and gain clarity on what exactly the covenants say/how much likelihood of success we have of perusing any given item (further discussion on shooting within IMPOA).
- Discussion of current LURs/Covenants impact on hipcamp. The board expressed concern over selective enforcement of rules and the ability of the board to help people identify specific concerns they can share with the county.

Communications Update

- Working on newsletter – Jeff to send hipcamp ordinance article and reminder on removing campers
- Will update the photos/bios on the website following Jim’s resignation

IMPOA Calendar Three Month Look Ahead

October

Board Meeting on the 9th
Annual budget

November

Board Meeting on the 13th
Kick off Membership Drive Activities

December

Board Meeting on the 11th
Membership Verification of addresses/ Drive Mail Stuffing

January

Board Meeting on the 8th
Mail out Membership drive letters

Meeting adjourned at 12:33 p.m.

Next meeting will be Saturday, October 9, 2021, at the conclusion of the IMMD Board meeting.

Minutes respectfully submitted by Kathryn Abrahamson.