

INDIAN MOUNTAIN PROPERTY OWNERS' ASSOCIATION

Minutes of October 9, 2021, IMPOA Board Members Meeting

The meeting was held at the IMMD Community Center, and called to order by Vice President Brian Kocher at 10:55 a.m. Board members in attendance; Jeff Mason, Chad Wilcox, Kim Novitch and Brian Kocher. Harry Hill and Kathryn Abrahamson were absent.

Introduction of Board Members

Board members were introduced to the attending guests.

Introduction of guests

Chris Morris

Agenda changes

It was moved and seconded to start the meeting with the interview of Chris Morris, who submitted her resume and expressed her interest to join the IMPOA board.

The board discussed the implications of the October 8, 2021 Joint IMMD/IMPOA working group discussion. The Joint meeting was held to discuss and align how IMMD and the IMPOA will coordinate on all Indian Mountain matters. The meeting focused on three topics:

- 1) Roles and responsibilities of the two organizations
- 2) Respective funding sources
- 3) Respective governance and authorities
- 4) Communication strategy

Actions from the joint meeting

- 1) IMPOA will develop a draft welcome letter
- 2) IMMD/IMPOA will develop a welcome package for new property owners
- 3) IMMD/IMPOA will develop a communication strategy and schedule to help educate and inform all property owners
- 4) IMPOA will develop an identification mechanism to help distinguish who the Indian Mountain Property owners are in order to identify who is authorized to use IMMD amenities

Minutes of August 2021 meeting

On a motion by Chad Wilcox and seconded by Kim Novitch, the August minutes were approved.

Minutes of September meeting

On motion by Chad Wilcox and seconded by Kim Novitch, the September minutes were approved.

Financial report

- Jeff Mason presented the current budget as of October 9, 2021. Details shown in attachment 1.
- It was discussed and decided that the cut-off for new membership will be September 1, to follow the annual meeting since this an accounting issue. Members who pay their dues after September 1, will be accounted for in the next calendar year's budget
- The board tabled discussion of the 2022 Budget until the IMPOA strategic Plan is fleshed out following the joint IMMD/IMPOA working meeting held on October 8, 2021.

Membership report:

- Chad reported there were 678 dues paying members as of October 9, 2021
- Chad took an action to start tracking percentage of property owners who were members of the IMPOA in order to better assess the IMPOA communication strategy and target a goal of 100% membership
- The board initially discussed a target date goal of January 2023 to achieve 100%. More discussion to follow based on other actions planned

Business manager report:

- Nothing to report

Firewise Update:

- Kim reported that Indian Mountain will maintain its Firewise status for 2022 based on the time spent on fire mitigation in 2021
- Kim explained to the guests what the Firewise program entails and took an action to capture it in a short document to put out to all IM property owners
- Kim discussed the various chipping and fire mitigation options for 2022. Kim took an action to do some analysis of the options and provide a recommendation to the board at the next meeting

LUR and covenants:

- The board briefly discussed the new House Bill 21-1061 (Attachment 2), which deals with new property tax regulations for property owners with adjoining properties. There board noted there had been some discussion on Next Door regarding the bill and some misunderstanding. This was not a county initiative but a state bill.

Communication update:

- Kim reported that IMPOA now has an account established on Next Door. Kim took an action to draft a set of "Business Rules" for posting official IMPOA communications on Next Door.

New Action Items

- **New board member**
 - The IMPOA voted and unanimously approved selection of Chris Morris as new board member. Chris expressed interest in serving as Secretary. The board will discuss and vote at the next 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. The board will discuss and finalize the 2022 budget based on the final POA&M no later than the December meeting
- **IMPOA Plan of action and Milestones**
 - Brian took an action to develop a draft POA&M for the next 18 months to facilitate strategic planning and budgeting
 - Brian took the action to draft a Welcome Aboard Letter template for use in the Welcome package
 - The board needs to discuss and finalize the Indian Mountain Property Owner Welcome Aboard Package
 - The IMPOA board will include a property owner survey as part of the POA&M
- **IMPOA BOD roles:**
 - Kathryn – President
 - Brian – VP
 - Secretary – Vacant (rotating for now)
 - Treasurer – Jeff
 - Membership – Chad
 - Communications – Kim
- **Entrance signs**
 - Jeff took an action to determine the actual number of Indian Mountain Signs and provide recommendations on whether to repair or replace existing signs. The board agreed to remove all the covenant related signage and focus on a cleaner approach to the signs

IMPOA Calendar Three Month Look Ahead

November

Board Meeting on the 13th
Kick off Membership Drive Activities

December

Board Meeting on the 11th
Finalize 2022 budget
Finalize membership list

January

Board Meeting on the 8th
Mail out Membership drive letters and identification tags

Meeting adjourned at 12:35 p.m.

Next meeting will be Saturday, November 13, 2021, at the conclusion of the IMMD Board meeting.

Minutes respectfully submitted by Brian Kocher