

INDIAN MOUNTAIN PROPERTY OWNERS' ASSOCIATION

Minutes of November 13, 2021, IMPOA Board Members Meeting

The meeting was held at the IMMD Community Center and called to order by President Kathryn Abrahamson at 10:24 a.m. Board Members in attendance; Jeff Mason, Brian Kocher, Chris Morris and Kim Novitch were in attendance. Harry Hill attended by phone. Chad Wilcox was absent.

Introduction of board members: Board members were introduced to the attending guests.

Minutes of October 11 meeting: On motion by Jeff Mason and second by Brian Kocher the board unanimously approved the Oct. 2021 meeting minutes.

New action items:

- **Welcome new board member** – Chris Morris was welcomed to the board
 - Discussion of having a get together with the board for all the new members to get to know each other. Jan. 8th.
- **Discuss filling secretary position** – Discussion on Secretary position, Jeff will send Chris the login information for the IMPOA Board google doc site to Chris for further information, but essentially the Secretary position is responsible for agendas, minutes and annual meeting duties. Chris agreed to take on the position starting next meeting. Kathryn Abrahamson moved to appoint Chris Morris to the Secretary position. Brian Kocher seconded. All approved.
- **Update meeting time** – The board discussed the need to have a regular meeting time to ensure the ability for board members and community members to attend. 10:30 a.m. or immediately following IMMD was agreed upon as an appropriate time. Kim Novitch moved that the official start time of IMPOA meetings would be 10:30 a.m. or immediately following the IMMD meeting if later than 20:30 a.m., Brian Kocher seconded, all approved.
- **Water update** – Jeff reviewed the information sent in to IMPOA regarding the court granting IMMD to the amended complaint to join the lawsuit with DLOU re: BarStar water storage. Discussion on a common interest agreement with IMMD, DLOU and IMPOA in order to ensure all parties can work together appropriately. We have an agreement that Kathryn will review and sign after the meeting.
- **Projector Screen** – Jeff reviewed the document he sent out on his analysis of the presentation screen for the community center, recommending purchase of a specific motorized screen that should cost around \$300-600 that can allow for better viewing of presentations and facilitate easier remote

meeting attendance while providing some security through the motorized function. Discussion of power installation – we will have to work with IMMD to identify how to install. Further discussion to include the cost of a new projector if needed (perhaps up to \$600). Kim Novitch made a motion to approve up to \$1000 to purchase a screen, projector (if needed) and installation (in collaboration with IMMD standards). Brian Kocher seconded. All approved.

- **Planning for annual mailing** – discussion on the need to be more organized this year with implementation and also ensure we have better/more accurate mailing addresses for all landowners in IMPOA. There are ongoing concerns with the database being updated/accurate. A working session was suggested to provide more clarity on the needs of the member list.
 - Kathryn will update current form in WORD format and send out to all board for edits by Monday Nov. 15. Board deadline for feedback on form will be Thurs. Nov. 18. Kathryn will finalize the form and have it ready for printing by Sat. Nov. 20. Jeff will then work on printing and getting postage.
 - The website needs to be updated to reflect the membership of 2022 – Kathryn to send final form to Sam to request updates.
 - Stuffing of letters will occur following the Dec. 11th meeting. All members in attendance have committed to staying after the Dec. 11th meeting to stuff letters.
 - Discussion on how get the database/address list – Kathryn will follow up with Chad and ask for him to send the full database to all of the board ASAP (with explanation, if needed) so we can all correspond via email in the next week/two weeks to identify needs and get updated for mailing.
 - Discussion on updating Paypal process to better capture information. Paypal is also changing some processes that we need to explore/understand. Jeff will research alternatives.

Membership Report:– In Chad’s absence, member number updates were not made to the board. Discussion on how to improve the membership process, especially a way to confirm that they have “joined” and paid.

- **Membership drive and targets** – the board would like to get more clarity on what we have in terms of owner demographics and numbers so we can set a membership goal and benchmarks.
 - Brian will work on survey update with a goal of trying to get it out as part of the membership mailing.

Business manager report: no separate report

Firewise update:

- Kim updated the board on the Firewise project, all paperwork is turned in. A community meeting and presentation is required for next year. If we do the spring kickoff, this timing would be ideal.
- **Discuss recommendations for chipping and fire mitigation**
 - Kim presented the several options and associated costs she researched and received for replacements to the chipping program. The board discussed several issues related to the chipping program, including fire department involvement, attaching a membership criteria to use of the “chipping” program. Kim will follow up with the fire department and follow up with the listed companies for references/insurance/bbb info.
 - Further details discussed:
 - The board discussed the budget, previously \$10,000, as sufficient for now.
 - Use of the program moving forward will require IMPOA membership.
 - Kim and Chris will put together some rules for program use/specifications so the board can agree to the rules & back up whomever is enforcing

LUR and covenants:

- **Any new LUR and their status** – No new LURs have been noticed on the county website. Sam updated the board on the new LUR being contemplated.
- **Covenant enforcement** – Kathryn requested authority to spend money on an attorney to review the covenants.
 - Sam suggested looking into a firm -Orton, Kavanaugh and Holmes.
 - Jeff Mason made a motion to have Kathryn retain an attorney with spending up to \$3500 with signing authority. Brian Kocher seconded, all approved.
 - Kathryn will add to the list of discussion items with attorney clarification on IMPOA fencing easement enforcements (especially on land that does not currently have a fence).
- Notification letters – The board confirmed there are no pending notification letters.

Communications update:

- Discuss and approve NextDoor business rules
 - Kim reviewed the proposed business rules for NextDoor. Kathryn Abrahamson moved to approve the rules with future modifications able to be made as necessary. Brian Kocher seconded. All approved.
- Communication strategy

- Kim will be point person for monitoring the IMPOA gmail email account and will forward/reply as needed.
- Kim will delete and organize as needed.

Treasurers Report – Jeff sent out the report to the board. No big expenses or updates. Kathryn Abrahamson made a motion to approve the treasurers report. Kim Novitch seconded. All approved.

Annual Budget

- Required inputs – Jeff reviewed the items that we need to discuss to formulate the budget and asked for the board to further review/discuss. Predominantly cattle guards and fences. Jeff will follow up with the board and the county road and bridge regarding the fencing, boundaries, cattle guards, etc. The board should come to next meeting with any ideas that don't seem to fit into the current budget – especially activities that help the community and individual community members, including community outreach.

Old Action Items: All old action items were tabled for the next meeting, these included:

- Discuss IMPOA strategic plan and POA&M
- Draft welcome letter
- Welcome package
- Member identification (mirror tab/stickers)
- POA/IMMD roles and responsibilities
- Property owner survey

IMPOA President Kathryn Abrahamson adjourned the meeting at 12:25 p.m.