

# INDIAN MOUNTAIN PROPERTY OWNERS' ASSOCIATION

## MEETING MINUTES FEBRUARY 12, 2022

Meeting called to order at 10:30am by President, Kathryn Abrahamson

Location: Indian Mountain Community Center or call 1-805-706-4072

### Introduction of board members:

**Attending:** President Kathryn Abrahamson, Vice President Brian Kocher, Treasurer Jeff Mason, Secretary Chris Morris, Communications/Firewise Director Kim Novitch, Membership Director Chad Wilcox, Business Mgr Samantha Bertin

**Absent:** Director Harry Hill

### Introduction of guests: None

### Agenda Changes/Approval: Approved

### Minutes of previous meeting (Chris):

**Motion:** Kim motioned to approve minutes, Chad 2nd; All approved.

### Secretary report: (Chris)

- Welcome packages:
  - o Sam, Chad, Chris collaborate on physical packet contents to be presented to BOD March meeting
  - o EDI version to be posted on Next Door
- Action item status (OneDrive Action Tracker worksheet)
  - o Evolving process; will take some getting used to and practice
  - o Jeff to have AV Screen mounted by March meeting; electrical work by Dan Castro

### Treasurer report: (Jeff)

<b>Date</b>	<b>01/31/2022</b>
Bank Balances	\$114,624.20
Other (merchandise, Paypal)	\$ 4,499.12
Ending Net Worth	<b><u>\$119,123.32</u></b>

<u>Category</u>	<u>Actual</u>	<u>Full Year Budget</u>
Total Income:	\$0.00	\$37,000.00
Total Expenses	\$500.00	\$55,120.00

Membership dues started arriving in Early Jan. Time constraints pushed deposits to February.

Approximately 300 payments deposited so far, remainder will be in by 2/18.

May provide IMMD financial assistance for burn pit expenses, if needed.

**MOTION:** Kathryn motioned to approve Treasurer report; Kim 2nd; All approved.

### Business manager report: (Samantha)

- Sam's contracted through the end of 2022.
- Prepare for transition of duties from Sam to Jackie; mailings & other related IMPOA support.
- All IMPOA related communications w/Sam go to the IMPOA01 email address. The other is for IMMD.
- Jackie will NOT be attending the IMPOA meetings.

### **Membership Report: (Chad)**

- # and percentage members in good standing (dues paid by 1 Sep)
  - 200+ dues received for 2022
- Membership changes from last month
  - 120 confirmed memberships
  - 1 lost from 2021 due to property sale
  - 11 new members that were NOT 2021 members
- Property changes from last month
  - 23 properties sold 12/15/2021 through 2/9/2022
- Database status
  - Chad continues to clean-up and create the Master list
  - Consider auto-renewal membership; need ACH; add to Sept. agenda

### **Firewise update: (Kim)**

- Firewise status
  - May 28th Firewise presentation in progress
    - Fire Chief to speak
    - Kim to send BOD the updated presentation for review
- Chipping
  - Rvw of Kim's document
  - Targeting April 1st sign up for the August 1-5 week of community Chipping
- Park County Grant application available for 6 or 24 wk DOC service
  - Suggesting mitigation of the open space
  - Kim to investigate further including discuss w/IMMD/Carol
- Burn Pit
  - Nearly full; likely that it won't be burned this Spring
  - IMPOA to collaborate with/support IMMD with options/solutions

### **LUR and covenants: (BOD)**

- LUR/Covenant enforcement
  - Kathryn reported that atty she was working with retired; conversation w/new person is pending; planning on having a letter by March meeting.
- Enforcement actions
  - Complaints received = 0
  - Investigation status and recommendations = 0
  - Letters sent = 0
  - County interactions
    - Abandoned Cadillac: Brian doing f/up work w/the Sheriff to have it removed
    - Future Agenda item: how to better engage with Park County
- Any new LUR and their status
  - Abandoned camper complaint; Kathryn will respond to NextDoor complaint
  - Kathryn will work on letter for IMPOA response to "assist" with these type of situations

### **Communications update: (Kim)**

- Upcoming communications:
  - Kim/Kathryn to finalize/send WINTER Newsletter
  - Electronic Survey

- Brian sent it; compiling data; report results at March meeting
  - Kim add to website & NextDoor
- o Kathryn to update the BOD contacts list & bio sheet for webmaster (Rich)
- Events (see worksheet below)
  - o February 12th Cocoa for Sledders finalized
  - o Dates added; BOD mandatory events: Open House (May), Annual picnic (July), Annual meeting (Aug)
  - o Kim overloaded; need an Events Director

**Strategic planning Report:** (Brian):

- IMPOA strategic plan
  - o Brian to update for next 18mos & send to BOD
  - o MOVE this up on the Agenda below Membership report for March
  - o Review/Approve at March meeting

Action/Next Steps	Responsible Point of Contact	
	Primary	Secondary
March 12th: Cocoa for sledders	Kim	Chris
April 16th: Movie Night 6:00pm	Kim	
*May 28th: Open house w/Firewise Presentation	Kim	
June 18th: Frisbee golf tournament		
*July 2nd & 3rd: Annual picnic & dumpster day		
*August 13th: Annual member meeting		
August 1st-5th: Community Chipping	Kim	Chris/BOD
September 30th: Picture contest for 2023 calendar	Jeff?	
October 22nd: Annual Craft Fair		Chris
October 29th: Trunk or Treat for Kids 4:00-6:00pm		
November 12th: chili contest		
December 10th: Tamale making by Nick 1:00pm		Nick
December 10th: BOD Christmas Party		

Meeting adjourned by President Kathryn Abrahamson at 12:26pm

Next meeting, March 12, 2022, 10:30am or following IMMD.

Minutes approval by BOD 3/12/2022

Minutes submitted for posting to IMPOA web site