

# INDIAN MOUNTAIN PROPERTY OWNERS ASSOCIATION

MEETING MINUTES MAY 14, 2022 FINAL APPROVED

Meeting called to order at 10:49am by Treasurer, Jeff Mason  
Location: Indian Mountain Community Center or call 1-805-706-4072

## Introduction of board members:

**Attending:** Treasurer Jeff Mason, Membership Director Chad Wilcox, Communications/Firewise Director Kim Novitch, Secretary Chris Morris,

**By Phone:** Event Director Jeremiah Davidson

**Absent:** President Kathryn Abrahamson, Vice President Brian Kocher, Business Mgr Samantha Bertin

**Introduction of guests:** Glenn Haas, Kelsey & Justin Olson, Jim Scherrer, Larry & Tonie Disney, Loren Klain, Carl & Carmen Neu, Pat Smith, Jim Swaen, Daniel & Maejean Chase, Bill Morris

## Agenda Changes/Approval: (amended & approved)

Added: IMMD proposal to split cost of Turn & Burn

## Minutes of previous meeting (Chris):

❖ March & April, 2022 Minutes

**MOTION:** (by Chad, Kim 2nd; Approved) To approve March & April Minutes

## Secretary report: (Chris) Approved

### ● ACTION item status (OneDrive Action Tracker worksheet)

- o Big Screen TV: Jeff to finalize cost
- o Welcomed New BOD member, Jeremiah Davidson responsible for Events
- o Insurance Policy: nothing new reported
- o CPW Bear Grant application: nothing new reported
- o Signs & Fencing:
  - Jeff will report back in June/July after drone & driving assessments
  - Jeff will f/up on Fire Danger Sign replacement

### ❖ NEW Business:

- Water augmentation update & discussion: Glenn Haas provided history & updates
  - **MOTION** (by Jeff, Kim 2nd, Approved): IMPOA pay up to additional \$5k towards shared legal costs w/IMMD
- Website Overhaul: Kim provided history/update
  - **MOTION** (by Kim, Jeff 2nd, Approved): \$400 premium template; move forward w/implementation
- Community “adopt a mile” clean-up proposal:
  - Kim to coordinate w/Janeen on proposal to present to IMPOA

**Treasurer report:** (Jeff submitted) **MOTION** to Approve (by Kim, Chad 2nd, Approved)

<b>Date</b>	<b>4/30/2022</b>
Bank Balances	\$142,676.59
Other (merchandise, Paypal)	\$ 1,996.98
Ending Net Worth	<b>\$144,673.57</b>

<u>Category</u>	<u>Actual Full</u>	<u>Full Year Budget</u>
Total Income:	\$33,370.00	\$37,000.00
Total Expenses	\$ 5,817.61	\$55,120.00

631 Memberships processed and deposited through **April 30, 2022**

All significant fixed operating costs (insurance, website) have been paid for the year.

**Business manager report:**

- None

**Membership Report: (Chad)**

- 655 members in good standing. 33% of total property owners. 2,008 IM owners (dues paid by 1 Sep)
  - Approx 700 parcels w/structures
- 46 additional memberships processed in April
- 18 property ownership changes from last month
- Membership drive targets and status-no updates
- Database status pending some reconciliation
- Welcome Aboard (email letter/kits):
  - Welcome Aboard letter/email: Kim sent 2
  - Welcome Kit Contents:
    - MOTION** (Jeff; Chad 2nd; Approved): Approve Kit Contents presented by Chris, subject to inventory levels and the redemption “certificate” which needs to be numbered for tracking.

**Strategic planning Report: (no report)**

- IMPOA strategic plan

**Firewise update: (Kim)**

- Firewise status
  - The South Park Supplement has a Wildfire Evacuation Checklist page; Kim will have a copy at the May 28th event
- Indian Mountain CPWW documents
  - Nothing new to report; document needs to be reviewed for updating.
- Burn Pit
  - Kim to get multi year contract info/pricing from Turn & Burn & report back to IMMD & IMPOA
  - **MOTION:** (Kim, Jeff 2nd, Approved): Split \$15k cost (\$7500) with IMMD to hire Turn & Burn

**LUR and covenants: (BOD)**

- LUR/Covenant enforcement
- Enforcement actions
  - Kim reported that letter sent to owner of property w/abandoned camper on Arrowhead for next steps; the camper is not owned by the property owner.
  - Jeff will check into Guest’s question about having to finish exterior of a property structure within one year
- Any new LUR and their status
- Notification letter status

**Communications update: (Kim)**

- Upcoming communications
- Email received and responses
  - Temporary horse pen
    - Kim responded no livestock or outdoor watering allowed
    - Kim will check about Chickens

- Outdoor lightning; discuss homeowner concerns
  - Kim to post web site ordinance as reminder on Next Door
- Events (see worksheet below)
  - Dumpster Days:
    - 3 x 30' Dumpsters from Eager Beaver
  - May 28th Spring Open House
    - Agenda to be finalized/posted
  - June Frisbee Golf Tournament
    - Delay to August to give more planning time
  - CPR/Basic First Aid Class
    - Kim to coordinate date & details with Nick Rinaldi

Event	*May 28th Open House	BOD
Event	May 28th Firewise Training/Presentation; open house	Kim
Event	June 18th: Frisbee golf tournament	
Event	*July 2nd & 3rd: Annual picnic & dumpster day	
Event	*August 13th: Annual member meeting	
Event	August 1st-5th: Community Chipping	Kim
Event	September 30th: Picture contest for 2023 calendar	Jeff
Event	October 22nd: Annual Craft Fair	
Event	October 29th; Trunk or Treat for Kids 4:00-6:00pm	
Event	November 12th; Chili Contest	
Event	December 10th; Tamale making w/Nick Rinaldi 1:00pm	

Meeting adjourned by Treasurer Jeff Mason at 12:12pm

Next meeting June 11, 2022, 10:30am or following IMMD.

Minutes submitted for BOD approval by Chris Morris 5/27/22