

# INDIAN MOUNTAIN PROPERTY OWNERS ASSOCIATION

## MEETING MINUTES JUNE 11, 2022 FINAL

Meeting called to order at 11:20am 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, Membership Director Chad Wilcox, Communications/Firewise Director Kim Novitch, Secretary Chris Morris,

**By Phone:** Event Director Jeremiah Davidson

**Absent:** Kim Novitch, Chad Wilcox, Samantha Bertin

**Introduction of guests:** Glenn Haas, Jim Scherrer, Diana Heyder, Jannene Sherrill

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

Added: Realtor Email; questions for new property owners

Added: Annual Meeting

**Minutes of previous meeting** (Chris):

❖ May, 2022 Minutes Approved

**MOTION:** (by Kathryn; 2nd by Brian; Approved)

**Secretary report:** (Chris)

● ACTION item status (OneDrive Action Tracker worksheet)

★ Roadside Trash Pick-up Proposal (Jannene Sherrill)

○ Jannene presented thorough proposal (separate attachment)

○ **MOTION:** by Jeff, 2nd Kathryn, Approved: formation of a committee co-chaired by Jeremiah/Chris with Janenne to develop & implement a Roadside Trash program.

★ Projector vs Big Screen TV (Jeff)

○ Brian to present topic to IMMD since they'll need to give approval

○ Consider reconfiguration of the room for multi-media

★ Insurance Policy (Jeff)

○ In process

★ CPW Bear Grant application (Jeff)

○ Closed Item; application time expired for 2022

★ Signs & Fencing (Jeff)

○ Fire Dept replaced the destroyed Fire Danger Status sign; closer to the FD bldg.

○ Jeff intends to do drone surveillance this Summer to assess fencing needs

★ Water augmentation (Glenn Haas)

○ Glenn presented recap of update he presented to IMMD on the Bar Star/DLOU Settlement agreement status

○ **MOTION:** by Jeff, Kathryn 2nd, Approved: The IMPOA Board understands that negotiations with Bar Star are underway and that a final settlement agreement is expected Monday, June 13, 2022, or shortly thereafter, and will likely have minor but non-substantive changes to the draft settlement presented to the Board on June 11, 2022. Given the time-sensitive nature of this settlement agreement, the Board agrees that if (1) the attorneys representing DLOU and IMPOA/IMMD are in agreement that the proposed settlement with Bar Star is in the best interest of DLOU, IMPOA, and

IMMD, and (2) the DLOU Directors have agreed to sign, then the Board gives signature authority to Jeff Mason to sign on behalf of IMPOA.

- ★ Website overhaul; template
  - Rich (webmaster) proceeding with conversion
- ★ Welcome Aboard kit (Chris)
  - Kits being assembled, stored in a tote in the Comm Ctr closet
  - Jeff to work with Kathryn on re-ordering marketing items
  - Chris to f/up w/Kim on redemption certificate communication/process for new owners

❖ NEW Business:

- Annual Meeting Planning
  - Jeff sharing document with deadlines, info & requirements
  - Kathryn/Jeff coordinating ballots & notifications
  - Kathryn/Jeff to get with Chad on the best membership communication list
- Real Estate email (Brian)
  - major realtors in the area need a formal communication to understand the IMMD/IMPOA rules
  - messaging needs to be the same on websites and from IMMD Business Mgr
- IMMD updates
  - Brian: IMMD Considering a “condition of use” agreement for property owners to utilize facilities
  - Jeff related IMMD concerns on how property owners are using their properties including rentals & use of facilities

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

<b>Date</b>	<b>5/31/2022</b>
Bank Balances	\$142,676.59
Other (merchandise, Paypal)	<u>\$ 1,037.34</u>
Ending Net Worth	<b><u>\$143,713.93</u></b>

<u>Category</u>	<u>Actual Full</u>	<u>Full Year Budget</u>
Total Income:	\$35,870.00	\$37,000.00
Total Expenses	\$ 5,873.27	\$55,120.00

678 Memberships processed and deposited through **May 31, 2022**

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

**ACTIONS:**

- Jeff to work w/Chad on membership receipt acknowledgement process
- Kathryn secured a Como PO Box 173 w/keys
- Jeff to cancel the Jefferson IMPOA PO Box

**Business manager report:** (Samantha) Absent; no report

**Membership Report:** (Chad) Absent; updates from gmail

- 678 members in good standing. % of total property owners. # IM owners (dues paid by 1 Sep)
- # additional memberships processed
- 9 property ownership changes from last month
- Membership drive targets and status-no updates
- Database status pending some reconciliation

- Welcome Aboard (email letter/kits):

**Strategic planning Report:** (Brian)

- IMPOA strategic plan
  - Brian will update from Sept to Aug for the Annual Meeting
  - BOD should monitor content and take ownership of actions and necessary discussion
- MOTION:** by Jeff, Kathryn 2nd, Approved: Approve the revised strategic plan
- Note any new actions and lessons learned
  - SURVEY: Brian revised content; narrow next one down to 35 questions

**Firewise update:** (Kim) Absent; covered by Kathryn

- Firewise Program
  - Positive feedback on “Open House” except that it wasn’t really an “Open House”
- Schedule of activities update
  - Chipping
    - Sign up FULL

**LUR and covenants:** (BOD)

- LUR/Covenant enforcement:
  - Kathryn: rvw still in process with attorneys
- Any new LUR and their status
  - Jeff will rvw w/Kim any actions regarding the abandoned minivan

**Communications update:** (Kim) Absent; covered by Kathryn

- Upcoming communications
  - Newsletter: Kathryn finalizing, sending to BOD for review prior to Kim publishing
- Events (see worksheet below)
  - Annual Picnic:
    - Jeremiah meeting w/Sam to further coordinate
  - Dumpster Days:
    - Jeff/Chad will provide IMPOA member list
    - Big items need to be broken down

Event	*July 2nd Annual Picnic	
Event	*July 3rd: 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	
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Meeting adjourned by President Kathryn Abrahamson at 12:58pm

Next meeting July 9, 2022, 10:30am or following IMMD.

DRAFT Minutes submitted for BOD approval by Chris Morris 6/23/22

APPROVED at JULY meeting/cm