

# INDIAN MOUNTAIN PROPERTY OWNERS ASSOCIATION

## MEETING MINUTES SEPTEMBER 10, 2022 FINAL

Meeting called to order at 10:32am by Vice President, Brian Kocher

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

### Introduction of board members:

**Attending:** Vice President Brian Kocher, Treasurer Jeff Mason, Communications/Firewise Director Kim Novitch, Secretary Chris Morris, Events Director Jeremiah Davidson

**Not Attending:** President Kathryn Abrahamson, Chad Wilcox, Membership Director

### Introduction of guests: (guest list): None

**Agenda Changes/Approval:** Change to Posted Agenda - update membership report numbers per Chad's 9/9 email.

**MOTION:** Kim motioned and Jeremiah seconded a motion to approve the agenda as amended. Motion passed.

### Minutes of previous meetings (Chris):

**MOTION:** Kim motioned and Jeff seconded a motion to approve the August 2022 Minutes. Motion Passed. Minutes approved.

**MOTION:** Jeff motioned and Kim seconded a motion to approve the 2022 Annual meeting minutes. Motion passed. Minutes approved.

### Secretary report: (Chris)

- ❖ June & July minutes updated from Draft to Final in the Drive; ready to be posted

### Treasurer report: (Jeff)

**MOTION:** Chris motioned and Kim seconded a motion to approve the Treasurer's report as presented. Motion passed. August Treasurer report approved.

<b>Date</b>	<b>8/31/2022</b>
Bank Balances	\$142,676.59
Other (merchandise, Paypal)	<u>\$ 788.22</u>
Ending Net Worth	<b><u>\$143,464.81</u></b>

<u>Category</u>	<u>Actual Full</u>	<u>Full Year Budget</u>
Total Income:	\$36,890.00	\$37,000.00
Total Expenses	\$18,045.36	\$55,120.00

698 Memberships processed and deposited through **AUGUST 31, 2022**

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

Costs for merchandise restocks will show up in September.

### IMMD Report: (Brian)

- ❖ "Cluster" PO Boxes for Indian Mountain
  - ACTION is to figure out how many IM property owners want one
- ❖ DLOU - IMMD approved to pay up to \$8k of the final atty fee costs for the water litigation resolution
- ❖ STR (short term rentals)
  - County involvement; contracted w/company to identify STRs
  - Taxes on Nov ballot need community education/support

## **UNFINISHED BUSINESS** (*reference Action Tracker worksheet*)

- ❖ Water Litigation Support Payments
  - **MOTION:** Jeff motioned and Kim seconded motion to approve paying DLOU up to \$8k for the water litigation atty fees. Motion passed. Jeff to write a check for the final payment.
- ❖ Community Center Projector/Big Screen
  - Jeff to try out a projector and finalize
- ❖ Fencing/Cattle
  - Brian presented “Operation Fence-Out” strategy & timeline for approval at Oct meeting
- ❖ Inventory Signs & maintenance/updating in process
- ❖ Insurance
  - Policy review in process by Jeff to include researching Events liability

## **NEW BUSINESS**

- ❖ Discussion of Cattle in IMPOA
- ❖ IMMD Business Mgr support/compensation for 2023
  - December agenda item
- ❖ FRWRM Grant Application - part of Firewise
  - Brian/Kim work on proposal to present at October meeting

## **Membership Report:** (Chad absent); updates per emails

- 718 members in good standing, **decreased by 4** due to property sale
- 2413 Lots; 2026 IM owners
- 21 property ownership changes July 1 - August 15
  - 3 of the properties purchased by existing IM owners
  - 2 are IMPOA members

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

- IMPOA strategic plan
  - Brian & Jeremiah combining timeline & events
  - Database software needed
    - Jeremiah to select 3 options for recommendation/approval at Nov meeting
- SURVEY:
  - Review at October meeting
  - Planning to send out in November

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

- Firewise Program
  - See FRWRM under new business
- Chipping
  - Didn't use all of the allocated budget

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

- LUR/Covenant enforcement:
  - Updates from Kathryn at October meeting

## **Communications:**

- Kim is advertising the Photo Contest & Craft Fair
- Jeff to cover gmail while Kim's on vacation

- All 2022 election ballots have been destroyed per by-laws
- Community meeting proposed by Brian
  - **MOTION:** Brian motioned and Kim seconded IMPOA to host a Community Meeting at the Community Center at noon on October 8th; Passed. Approved. Brian to coordinate the topics; Kim to do community communication.

**Events:** (Jeremiah)

- Review of Indian Mountain Event Flier 2022 and 2023
- Litter Bug Patrol pilot program
  - Pilot program closed for 2022
  - Jeremiah/Chris collaborating with Jannene on refinements for 2023 launch
- Separate signage at Comfort Station; one for general IM info & one for Event info
  - Improved signage topic suggested for future agenda
- **MOTION** by Jeremiah, 2nd by Kim allow up to \$650 for purchasing bulk event items (cups, plates utensils, etc.) & hardware to put a shelf in the IMPOA storage area; All Approved; Motion passed

October 15th: Deadline for Picture contest for 2023 calendar <ul style="list-style-type: none"> <li>● Jeremiah &amp; Jeff coordinating</li> </ul>
October 29th: Annual Craft Fair <ul style="list-style-type: none"> <li>● \$25 per table</li> <li>● Jeremiah to get signs/flags</li> <li>● <b>MOTION:</b> Kim Motioned, Chris 2nd to approve \$750 for Jeremiah to place ad in FLUME; motion passed</li> </ul>
October 29th: Trunk or Treat for Kids 4:00-6:00pm
November 12th: chili contest
December 10th: Tamale making by Nick 1:00pm

Meeting adjourned by Vice President Brian Kocher at 11:52am

Next meeting October 8, 2022 at 10:30am or after the IMMD concludes.

Approved at October meeting.