

# INDIAN MOUNTAIN PROPERTY OWNERS ASSOCIATION

## MEETING MINUTES NOVEMBER 12, 2022

Meeting called to order at 10:40am 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, Business Mgr Samantha Bertin

**By Phone:** Membership Director Chad Wilcox, Secretary Chris Morris

**Not Attending:** President Kathryn Abrahamson, Events Director Jeremiah Davidson

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

### Agenda Changes/Approval:

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

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

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

**Secretary report:** (Chris)

- ❖ The approved September meeting minutes posted to website

**Treasurer report:** (Jeff)

**MOTION:** Kim motioned and Brian seconded a motion to approve the September Treasurer report; Approved.

**MOTION:** Chad motioned and Kim seconded a motion to approve the October Treasurer report; Approved.

<b>Date</b>	<b>10/31/2022</b>
Bank Balances	\$142,676.59
Other (merchandise, Paypal)	<u>\$ 700.98</u>
Ending Net Worth	<b>\$143,377.57</b>

<u>Category</u>	<u>Actual Full</u>	<u>Full Year Budget</u>
Total Income:	\$38,154.00	\$37,000.00
Total Expenses	\$32,905.97	\$55,120.00

720 Memberships payments processed and deposited through **OCTOBER 31, 2022**

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

**IMMD Report:** (Brian)

- ❖ 2023 Budget discussed
- ❖ Looking into a mitigation strategy
- ❖ Dump station move in progress

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

- ❖ Operation Fence Out
  - Brian to do physical inspection to quantify the need; report assessment at Dec meeting
- ❖ FRWRM (Fire Restoration Wildfire Risk Mitigation) Grant proposal
  - IMPOA doesn't qualify, but the Fire Dept does
  - Defer to 2023 to collaborate w/Trent on the next cycle

- ❖ 2023 Budget working session 11/11 follow-up
  - Jeff presented overview & will send updated proposed 2023 budget to BOD prior to Dec. meeting
- ❖ Amazon merchandise acct status
  - In process
- ❖ Membership Drive planning
  - Kim updated the membership form to include the Como POB
  - Brian suggested adding the Survey link to the form
  - Plan to get mailing sent out in December
- ❖ Follow-up on Community Property Owners Meeting 10/8/22
  - Sheriff Tom McGraw to be rescheduled in 2023

## **NEW BUSINESS**

- ❖ Revised IMPOA Membership form updated
- ❖ Photo Contest judging
  - 67 entries
  - Jeff to send out ballots & voting instructions to BOD & Sam; due to Jeff by 11/16
- ❖ Post card suggestion create & mail w/WSP letters
  - Chris create to present to BOD for implementation
- ❖ Volunteer luncheon/awards
  - Deferred to Dec agenda; possible January event

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

- 2413 Total IM Lots
- 2022 Unique property owners
- 17 properties changed ownership from August 15 through Sept 29, 2022
- 2 properties changed hands in October
- Net loss of 2 IMPOA members.
  - Total: 717
- Welcome Aboard (emails/kits requested/sent)
  - kit given to new owner (Brandy) at Craft Fair
  - magnetic “Indian Mountain Tips” sheet in process

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

- IMPOA strategic plan
  - Brian added “Fencing” to the strategic plan
  - Jeremiah’s software proposal deferred to Dec
- SURVEY:
  - Ready

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

- Firewise Program
  - Kim submitted the application which was approved
  - Planning on 2 weeks of chipping in 2023
  - Will get multiple bids next year including full mitigation option

**LUR (land use regulations) and covenants: (BOD)**

- LUR enforcement/Covenant enforcement:
  - Discuss atty response deferred to December
- Enforcement actions
  - Complaints received
  - Investigation status and recommendations
  - Letters sent
    - Brian checking w/Kathryn on status of letter being sent to property owner where camper is abandoned
    - Sam has people offering to remove the camper
  - County interactions
- Any new LUR and their status
- Notification letter status

**Communications: (Kim)**

- Upcoming communications
  - Continue w/ FB group communication
  - Good traffic on NextDoor
- Web Site
- Email received and responses

**Events: (Jeremiah absent)**

- Debrief October Events
  - Kim: Trunk or Treat had great turn-out; pictures posted to G-Drive
  - Chris: Craft Fair successful; need more volunteer support; leftovers to the fire dept.
- ★ Dec Agenda item: Combined BOD party in January

October 15th: Deadline for Picture contest for 2023 calendar <ul style="list-style-type: none"><li>● Jeff has 67 submissions</li><li>● BOD judging ballots due 11/16</li></ul>
November 12th: chili contest POSTPONED
December 10th: Tamale making class FULL w/waiting list

Meeting adjourned by Vice President Brian Kocher at 11:51am

Next meeting December 10, 2022 at 10:30am .

Minutes approved 12/10/22; submitted by Secretary, Chris Morris