

# INDIAN MOUNTAIN PROPERTY OWNERS ASSOCIATION

## MEETING MINUTES DECEMBER 10, 2022 **APPROVED**

Meeting called to order at 10:31am 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, Communications/Firewise Director Kim Novitch, Events Director Jeremiah Davidson, Secretary Chris Morris, Business Mgr Samantha Bertin

**Not Attending:** Membership Director Chad Wilcox

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

**Agenda Changes/Approval:** No Revisions

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

**MOTION:** Brian motioned and Kim seconded a motion to approve the November, 2022 minutes. Approved.

**Secretary report:** (Chris)

❖ The approved October meeting minutes posted to website

**Treasurer report:** (Jeff)

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

<b>Date</b>	<b>11/30/2022</b>
Bank Balances	\$142,676.59
Other (merchandise, Paypal)	\$ 786.86
Ending Net Worth	<b>\$143,463.45</b>

<u>Category</u>	<u>Actual Full</u>	<u>Full Year Budget</u>
Total Income:	\$38,154.00	\$37,000.00
Total Expenses	\$37,159.01	\$55,120.00

720 Memberships payments processed and deposited through **NOVEMBER 30, 2022**

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

**IMMD Report:** (Brian)

- ❖ 2023 IMMD Budget approved
- ❖ Dump station move strategy in progress

### UNFINISHED BUSINESS

- ❖ 2023 Budget
  - **MOTION:** Kathryn motioned to Approve the 2023 Budget with Jeff's minor revisions; Kim 2nd, Approved.
- ❖ Operation Fence Out
  - Perimeter assessment by Brian/Jeremiah prior to next meeting
- ❖ Amazon merchandise acct status
  - Jeff to explore other options including Print on Demand prior to next meeting
  - Kim to take pictures of merchandise items to post on NextDoor for purchase at the Community Center
- ❖ Membership Drive planning
  - Follow current process until the database issues resolved
- ❖ 2023 Calendars

- Jeff showed the calendar and will process the orders
- Kim will post to the website and NextDoor
- ❖ New Property Owner “Welcome” Postcard samples
  - Chris presented the IM logo postcards that Bill created
  - Chris/Kim work with Chad & Jackie in 2023 on process to send out to new property owners
- ❖ Magnetic “Indian Mountain Tips” sheet
  - Jeff to send out for final review so content can be approved at January meeting
- ❖ Volunteer luncheon/awards
  - Brian suggested a Volunteer information meeting in April
  - Jeremiah will combine with the luncheon/awards for April 8th & create an agenda to include Volunteer Education & Recruitment
- ❖ Software options/recommendations
  - Jeremiah meeting w/Rich; he’s researched 3 options
  - Present recommendation at January meeting for approval/implementation
- ❖ Combined IMMD/IMPOA BOD event following January meetings

## **NEW BUSINESS**

- ❖ Old IMPOA paperwork/files
  - Kathryn to sort by category for Jeff to review financial docs to be kept
  - Finalize at January meeting
- ❖ BOD job descriptions
  - Kim to create a BOD hand-off/pass down folder on the G-drive w/existing content on Roles/Responsibilities
  - BOD to review and update with “general process” tasks/duties for future BOD to have reference materials

## **Membership Report:** (Chad absent; info from 11/30/22 gmail)

- 2413 Total IM Lots
- 2019 Unique property owners
- 11 properties changed ownership from October 15 through November 25, 2022
- 1 property purchased by current IMPOA member
- Net loss of 3 IMPOA members.
  - Total: 712
- Welcome Aboard (emails/kits requested/sent); None

## **Strategic planning Report:**

- IMPOA strategic plan
  - Brian to present at January meeting
- SURVEY:
  - Brian to send out
  - Kim to post to website and on NextDoor

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

- Firewise Program
  - Application approved for 2023
    - Kim to post the certificate in the Community Center
  - Recommending Chipping in both June & August

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

- LUR enforcement/Covenant enforcement:
  - Atty response & LUR deferred to January as TOP agenda item to allow time for discussion
    - Park County Trailer/Camping Ordinance 21-02
      - Trailers in violation of Park County Ordinance
      - RV's and Campers - website content
- Enforcement actions
  - Complaints received
    - STR house on Arrowhead complaint
      - Kim to make friendly reminder call to owner
  - Investigation status and recommendations
    - Abandoned camper
      - no mailing address for owner

**Communications: (Kim)**

- Upcoming communications
- Web Site
- Email received and responses

**Events: (Jeremiah)**

- No more “movie nites” due to licensing
- Chili cookoff scheduled for January 14th
  - Jeremiah & Kim coordinating
  - 10 contestants
  - \$5 donation for community attendees

2023	
January 14:	Sam Bertin's retirement party 1pm
January 14:	Chili Cook Off/Contest 4-6pm
February 11:	Hot Chocolate the the Pavilion 1-3pm
March 11:	Hot Chocolate at the Pavilion 1-3pm
April 8:	Volunteer Info & Volunteer Luncheon 1-3pm
May 1:	Litter Bug Patrol program begins
June 11:	Dumpster Days 8am
July 1:	Summer Picnic 11am-2pm
July 1:	Music on the mountain 4-7pm
July 31:	Community Chipping program begins

Meeting adjourned by President Kathryn Abrahamson at 12:07pm

Next meeting January 14, 2023 at 10:30am

1/14/2023 Approved for posting to the website // Chris Morris