

# INDIAN MOUNTAIN PROPERTY OWNERS ASSOCIATION

## MEETING MINUTES JANUARY 14, 2023

Meeting called to order at 10:26 am 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, Membership Director Chad Wilcox, Events Director Jeremiah Davidson, Secretary Chris Morris

### Introduction of guests: (guest list):

**Agenda Changes/Approval:** No Revisions;

**MOTION:** Kathryn motioned, Brian 2nd to Approve Agenda; Approved

### Minutes of previous meetings (Chris):

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

### Secretary report: (Chris)

- ❖ The approved November, 2022 meeting minutes posted to website

### Treasurer report: (Jeff)

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

<b>Date</b>	<b>12/31/2022</b>
Bank Balances	\$142,676.59
Other (merchandise, Paypal)	<u>\$ 3,718.57</u>
Ending Net Worth	<b>\$146,395.16</b>

<u>Category</u>	<u>Actual Full</u>	<u>Full Year Budget</u>
Total Income:	\$38,154.00	\$37,000.00
Total Expenses	\$37,377.20	\$55,120.00

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

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

### NEW BUSINESS (reference Action Tracker & Gmails)

- ❖ Consider request from property owner, Jason Smith (ref 12/22 gmail)
  - Jason attended; cows are trashing his property; would like to get the tax benefits of rezoning his property to Agricultural; has been working with Wendy at the County & BarStar
  - Brian will work with Jason & Park County to better understand the rezoning regulations
- ❖ Consider member rqst to create a Social Committee (ref Jeremiah's Jan 3rd gmail)
  - Jeremiah to contact Joy to submit a proposal to IMPOA BOD
- ❖ G-Drive Clean-up & Organizing; Folders/Filing (ref Jeremiah's Jan 3rd gmail)
  - Kim's been moving everything 5+ years into an Old Files folder
  - Kathryn sending Financial related documents to Jeff for review
  - Working Session on G-Drive clean-up proposed for April meeting agenda
- ❖ Future Agenda Items
  - Keep the Tracker for reference
  - BOD to identify to the Secretary open items w/No updates that don't need to be listed on the Agenda

**IMMD Report:** (Brian)

- ❖ Dump station move strategy in progress
- ❖ Breton Park owner requested property easement
- ❖ Mitigation planning; IMMD will coordinate with Kim

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

- ❖ LUR\*
- ❖ 2023 Budget
  - Was approved at Dec meeting
  - Jeff made the minor updates discussed at the Dec meeting
- ❖ Operation Fence Out (Brian)
  - Perimeter assessment; Nothing new to report
- ❖ Merchandise Print on Demand options (Jeff)
  - Nothing new to report
- ❖ Membership Drive planning (Chad)
  - Survey Letter to be included w/membership mailing
  - Everything ready to be mailed week of January 15th
- ❖ Magnetic “Indian Mountain Tips” sheet (Jeff)
  - Not discussed
- ❖ Software recommendations (Jeremiah)
  - Plan to use the Current platform
  - Jeremiah to send info for Chat to review for adding Membership data
- ❖ Old IMPOA paperwork/files (Kathryn/Jeff)
  - See above; Kathryn sending to Jeff for review
- ❖ BOD job descriptions on G-Drive (Kim)
  - Kim to let BOD know when she’s finished moving job description content so each member can review/edit.
  - Goal is to archive hand-off information for future BOD members.

**Membership Report:** (Chad)

- 2413 Total IM Lots
- 2016 Unique property owners
- 16 properties changed ownership from November 15, 2022 through January 9, 2023
- 3 properties purchased by current IMPOA member
- Net loss of 0 IMPOA members.
- Welcome Aboard (emails/kits requested/sent); None

**Strategic planning Report:**

- IMPOA strategic plan
  - Brian to present future meeting
- SURVEY:
  - In process

**Firewise update:** (Kim)

- Firewise Program
- Chipping
  - Timberline price increased to \$175/hour

- Extending to 2 weeks in August to make available to 70 properties

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

- LUR enforcement/Covenant enforcement:
  - Kathryn sent Atty response to BOD
    - Reviewed lines 1-5
    - In place until 2049
    - Continue review at future meeting starting at Line#6
- Enforcement actions
  - Complaints received: zero new
  - Investigation status and recommendations
    - STR house on Arrowhead complaint; Kim resolved with Owner

**Communications: (Kim)**

- Upcoming communications
  - Newsletter Content due to Kim by Feb 1st

**Events: (Jeremiah)**

- 2023 Calendar of Events sent to BOD
- Chili cook off; overview of prep and awards

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 12:32pm

Next meeting February 11, 2023 at 10:30am

Approved during Feb meeting for posting; submitted by Secretary, Chris Morris