

INDIAN MOUNTAIN PROPERTY OWNERS ASSOCIATION

MEETING MINUTES MARCH 11, 2023

Meeting called to order at 10:36 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, Membership Director Chad Wilcox, Events Director Jeremiah Davidson, Communications/Firewise Director, Kim Novitch

By Phone: Secretary Chris Morris

Introduction of guests: (guest list): No Guests in attendance

Agenda Changes/Approval: No Revisions

Minutes of previous meetings (Chris):

MOTION: Brian motioned and Kathryn seconded a motion to approve the February, 2023 minutes. Approved.

Secretary report: (Chris)

- ❖ The approved January, 2023 meeting minutes posted to website

Treasurer report: (Jeff)

MOTION: Kathryn motioned, Brian seconded to approve the February Treasurer report; Approved.

Date	1/31/2023
Bank Balances	\$124,142.11
Other (merchandise, Paypal)	<u>\$ 2,647.54</u>
Ending Net Worth	\$126,789.65

<u>Category</u>	<u>Actual Full</u>	<u>Full Year Budget</u>
Total Income:	\$19,724.00	\$41,750.00
Total Expenses	\$ 1,727.89	\$84,075.00

369 Memberships payments processed and deposited through **FEBRUARY 28, 2023**

NEW BUSINESS (reference Action Tracker & Gmails)

- ❖ impoa01@hotmail.com email status
 - Plan to sunset this email which is no longer necessary

IMMD Report: (Brian)

- ❖ Dump Station - next steps meeting March 28th
- ❖ Cisterns - Chief Trent to attend IMMD meeting again to provide updates

UNFINISHED BUSINESS (reference Action Tracker worksheet)

- ❖ Software Database
 - Front end & back end functionality needs to be evaluated by IT professional for the membership, finance, communication integrations etc.
 - **MOTION** by Kathryn, 2nd by Jeremiah, Approved to authorize up to \$2500 for IT Consultant
- ❖ April working session moved to June for Website/software & LUR topics
- ❖ Fencing
 - Survey/assessment needs to be done by a professional
 - Map needs to be created/posted at CC for property owners to mark fencing areas; release needs to be created for property owners to allow IMPOA and/or approved workers to assess/repair

- **MOTION** by Kathryn, 2nd by Chad, Approved to authorize Brian to pay up to \$1000 for a professional to provide fencing survey/recommendations

Membership Report: (Chad)

- 2413 Total IM Lots
- 2015 Unique property owners
- 1 property changed ownership
- 475 2023 IMPOA memberships with 96 new to IMPOA (March 2nd last deposit update)
- Welcome Aboard (emails/kits requested/sent) none

Strategic planning Report: (Brian)

- SURVEY
 - results summary presented & topics to be added to Strategic Planning
 - Chad to remove respondents asking to be removed from the survey list
 - Survey questions to be standardized for year over year comparisons

Firewise update: (Kim)

- Firewise Program
- Chipping
 - Contract from J.S. Walton Company submitted & dates locked in
 - 60 signed up; waitlist created

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

- LUR enforcement/Covenant enforcement:
 - Kathryn creating summary of items needing clarification from attorneys
 - ATV/UTV use; Brian to gather info at BOCC (board of county commissioners) March 28th meeting

Communications: (Kim)

- MailChimp reducing number of subscribers for free accounts.
 - **MOTION:** by Kim, 2nd by Brian, Approved to pay \$27/mo subscription for 6 mos
 - Should no longer be necessary after Software integration implemented
- Email received:
 - Jeremiah working w/Jeff Holl; better address posts for STR tenants to locate the right property
 - Kathryn received inquiries from 2 community members
 - one regarding ATV/UTVs
 - one regarding lights.

Events: (Jeremiah)

- Pavilion - long term goal of building a new pavilion to eliminate rental needs
 - Phase 1 includes excavating the area, adding gravel for a better space for the tent this year; \$8-\$20k
 - Phase 2 includes building a second pavilion in 2024 or 2025; getting estimates
 - Brian will add project to IMMD agenda

2023	
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
Aug 12	IMPOA Annual Meeting Noon-1pm
Aug 19	Frisbee Golf 9am to 1pm
Sept 30	Picture contest for 2024 calendar
Oct 28	Annual Craft Fair 9am to 3pm
Oct 28	Annual Trunk or Treat 4pm to 6pm
Dec 9	Tamale making w/Nick Rinaldi Noon to 3pm

Meeting adjourned by President Kathryn Abrahamson at 12:44pm

Next meeting April 8, 2023 at 10:30am

Minutes approved 4/8/23; submitted for posting to the web site by Secretary, Chris Morris.