

INDIAN MOUNTAIN PROPERTY OWNERS ASSOCIATION

BOARD MEETING - Indian Mountain Community Center

APRIL 8, 2023

Board: Vice President Brian Kocher, Treasurer Jeff Mason, Membership Director Chad Wilcox, Events Director Jeremiah Davidson, Communications/Firewise Director, Kim Novitch, Secretary Chris Morris **Absent:** President Kathryn Abrahamson

Guests: Maejean Chase, Susie Thompson, Lenette Bennett

(Disclaimer: This list may not contain the name of every person who attended)

Call to Order: Vice President Brian Kocher called the meeting to order at 10:32am

Agenda Changes/Approval: No Revisions

MOTION: by Kim, 2nd by Chad to approve the agenda; approved

Minutes of previous meeting:

MOTION: Chad motioned, Brian seconded to approve the March, 2023 minutes. Approved.

Secretary report: (Chris)

❖ The approved February, 2023 meeting minutes posted to website

Treasurer report: (Jeff)

MOTION: Kim motioned, Jeremiah seconded to approve the March Treasurer report; Approved.

Date	3/31/2023
Bank Balances	\$141,110.46
Other (merchandise, Paypal)	<u>\$ 2,338.00</u>
Ending Net Worth	\$143,448.46

<u>Category</u>	<u>Actual Full</u>	<u>Full Year Budget</u>
Total Income:	\$34,407.00	\$41,750.00
Total Expenses	\$ 5,256.32	\$84,075.00

646 Memberships payments processed and deposited through **MARCH 31, 2023**

NEW BUSINESS (*reference Action Tracker & Gmails*)

- ❖ Updated IMPOA BOD bio sheet
- ❖ Park County Land Use Regulations (LUR) Info Sheet

ACTION: Kim will post the documents on the web site, post a link on NextDoor and email to members

IMMD Report:

- ❖ Dump Station
 - Brian reported IMMD project approved by the county planning commission; getting bids
- ❖ Pavilion area excavating project funded by IMPOA was Approved by IMMD

UNFINISHED BUSINESS (*reference Action Tracker worksheet*)

- ❖ CWPP (Community Wildfire Protection Plan) document has been updated
 - **ACTION:** Kim to send to Jim to post to the web site
- ❖ Indian Mountain property owner “good neighbor” memo
 - **MOTION:** by Kim, 2nd by Chad to approve the letter content; approved.
 - **ACTION:** Kim to send letter out via email for property owners to use as reminder and to educate rental guests

- ❖ Software Database; WordPress
 - **MOTION:** Brian motioned, Jeremiah seconded to approve moving forward with the proposed WordPress project; pending Kathryn's approval \$1000 check to Morgan (web tech) . Jeff Mason abstained from voting.
- ❖ Pavilion Phase 1 - Excavating
 - High Altitude Hauling - quotes
 - Jeremiah & Brian presented at the IMMD meeting; project approved; work could begin within two weeks of materials being delivered; goal is to complete before the summer picnic.
MOTION: Pending Kathryn's approval, Jeremiah motioned, Chad seconded to pay \$2000 to the gravel contractor to begin Jeff Mason abstained from voting.
- ❖ Community Entrance Signs - discussed; need to start over & replace
 - **ACTION:** Jeremiah to take the lead on project

Membership Report: (Chad)

- 2413 Total IM Lots
- 2016 Unique property owners
- 15 properties changed ownership from 2.1.23 to 3.26.23
- 476 2023 IMPOA memberships with 0 new to IMPOA and 1 lost as of 3.2.23 (last deposit update)
- 0 Welcome Aboard (emails/kits requested/sent) -Park County has not updated mailing addresses for sold properties
ACTION: Jeff will send the magnetic contact tip sheet to BOD for review before having them printed for the Welcome Kits

Strategic planning Report:

- IMPOA strategic plan
 - Shawn Bassett (contractor) provided fencing assessment
4 miles fencing repair starting at NW Arrowhead to Antler Ridge Road; est \$35,000
Cattle Guard est \$3500-\$10,000
Timeline est 30 days once approved; could begin late May
ACTION: Shawn to provide detailed written estimate
MOTION: Pending Kathryn's approval; Brian motioned, Jeremiah seconded approve up to \$40,000 w/50% down payment for 4 miles of fencing, 1 cattle guard, labor and materials; Subject to BOD approval upon Shawn's written estimate. Jeff Mason abstained from voting.
- Survey
 - **ACTION:** Brian will send high level results to Kim for posting to the community

Firewise update:

- Firewise Program
 - Kim reported program requirements are covered; CPWW covered for next 5 years.
- Chipping
 - Kim will send out reminders

LUR (land use regulations) and covenants:

- **ACTION:** Brian meeting with Mike Smith, Park County Director of Development Services to better understand Code enforcement and report back to BOD.

Communications:

- Upcoming communications
 - Spring Newsletter - Kim will send reminder for submitting content
- Email
 - Per Kim, the Hotmail address has Sunset; Jeff updated the one on PayPal, Chris updated the Welcome email letter one

Events: (Jeremiah)

- Pavilion Project - see above notations
- Volunteers lunch today
 - Lunch today; 25 RSVPs
 - Jeremiah working on next steps for recruiting more volunteer project leaders

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

PUBLIC COMMENT: The Community Church members provided a delicious breakfast assortment of homemade goodies and expressed their gratitude to IMMD and IMPOA for their support.

Meeting adjourned by Vice President Brian Kocher at 11:30am

Next meeting May 13, 2023 at 10:30am

Respectfully submitted by Secretary, Chris Morris