

# INDIAN MOUNTAIN PROPERTY OWNERS ASSOCIATION

## BOARD MEETING - Indian Mountain Community Center

MAY 13, 2023

**Board:** Vice President Brian Kocher, Treasurer Jeff Mason (by phone), Events Director Jeremiah Davidson (by phone), Communications/Firewise Director, Kim Novitch, Secretary Chris Morris

**Absent:** President Kathryn Abrahamson, Membership Director Chad Wilcox

**Guests:** Lenette Bennett, Shannon & Will Graff, John & Julie Barlock, Loren Klain, Jeanne & Roy Wells, John Haug, Jackie Johnson, Bret West, Joy Ariel, Sue & Brian Simpson, Jason & Mike Smith, Tom Backe

*(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 10:30am

**Agenda Changes/Approval:** No Revisions

**MOTION:** Kim Novitch moved and Chris Morris seconded the motion to approve the Agenda as presented; Motion passed.

**Minutes of previous meeting:**

**MOTION:** Kim Novitch moved and Brian Kocher seconded a motion to approve the Minutes of the April, 2023 meeting. Motion passed.

**Secretary report:** (Chris)

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

**Treasurer report:** (Jeff) No Report

<b>Date</b>	<b>4/30/2023</b>
Bank Balances	\$
Other (merchandise, Paypal)	<u>\$</u>
Ending Net Worth	\$

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

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

- ❖ Treasurer open position
  - Jeff has taken a position on the IMMD. He will serve on the IMPOA board until a replacement can be found or until the August annual meeting.
  - **ACTION:** Kim will draft a notification for the board to review and will post the position

**IMMD Report:**

- ❖ Dump Station
  - Full plan will be posted with the IMMD May meeting minutes.
  - Planning to begin July 1st.

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

- ❖ Fencing:(Brian)
  - Large audience was very interested in the topic.

- Brian explained the history, IMPOA's responsibility, county ordinance, the fencing assessment and action plan.
- Detailed information will be included in the Spring Newsletter going out this month.
- A map and log book will be posted at the Community Center with instructions to notify IMPOA of fencing issues and property breaches.
- Stressed the importance of contacting the Sheriff to lodge official complaints regarding livestock. Posting on NextDoor is NOT an official complaint.
- Shawn Bassett has been contracted to repair 4 miles of fencing along the Western border from Arrowhead Dr South to Antler Ridge Road including one cattle guard at Antler's Ridge Road at a cost of \$37,934.00. Work to begin on or about May 31st.
- ❖ Files (ref Kathryn's 5/9 gmail); defer discussion/comments to June meeting.
- ❖ Pavilion Phase 1 (Jeremiah)
  - Work began last week and will continue next week, weather permitting.

**Membership Report:** (Chad absent)

Brian provided a summary.

- 2413 Total IM Lots
- 2016 Unique property owners
- 6 properties changed ownership from 3/26/23 to 5/1/23.
- 548 IMPOA memberships with 0 new to IMPOA and 2 lost as of 3/30/23 (last deposit update)
- 0 Welcome Aboard (emails/kits requested/sent) -Park County has not updated mailing addresses for sold properties

**ACTION:** Jeff is finding the vendor for the magnetic contact tip sheet to get them printed by the end of the month.

**Strategic planning Report:** (Brian)

- IMPOA strategic plan is posted on the IMPOA web site

**Firewise update:** (Kim)

- Firewise Program
  - Burn Pit is opening in June; need more volunteers
- Chipping
  - Reminder that program is for property owners who have paid their IMPOA membership dues.

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

- Chip sealing plan by the County has been canceled; they'll be doing mag chloride; lacking workers
- County is in the process of re-writing the LURs; Short Term Rentals (STR) are a priority; there are over 800 unlicensed of the estimated 1600 STRs in Park County. Hiring two code enforcement officers.
- Complaints are not formal unless filed with the Sheriff. Posting to NextDoor is NOT a formal complaint.

**Communications:** (Kim)

- Upcoming communications
  - Spring Newsletter is ready
- Web site is current

**Events:** (Jeremiah)

- Litter Bug Patrol has started; need more volunteers
- Only 1 response for Music on the Mountain; event may be canceled
- Community Garage Sale suggested; this would require a volunteer committee

<b>2023</b>	
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:**

- Kevin Copeland w/Jefferson Real Estate can assist with Tax valuation disputes.
- Burn Pit - treated wood is not allowed; Kim will check if treated wood is okay for the chipping program.
- STRs: Good Neighbor letter was sent out encouraging owners to notify their renters.
- Lights, ATVs, etc. - Encourage owners to speak with their neighbors as first action; contact IMPOA for guidance with the complaint process.
- Random trees have been cut down on properties.

Meeting adjourned by Vice President Brian Kocher at 11:49am

Next meeting June 10, 2023 at 10:30am

Respectfully submitted by Secretary, Chris Morris