

# INDIAN MOUNTAIN PROPERTY OWNERS ASSOCIATION

## BOARD MEETING - Indian Mountain Community Center

JULY 8, 2023

DRAFT, Pending BOD approval at next meeting

### Board:

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

### Guests:

Jeanne & Roy Wells, Debbie Nagle

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

**Call to Order:** President Kathryn Abrahamson called the meeting to order at 10:34am

**Agenda Changes/Approval:** No Revisions

### Minutes of previous meeting:

**MOTION:** Chad moved and Brian seconded a motion to approve the June, 2023 minutes. Motion passed.

### Secretary report: (Chris)

- ❖ The Approved May & the June Draft minutes posted to the website; June website version to be updated from "Draft" to "Final"

### Treasurer report: (Jeff)

**MOTION:** Jeff motioned to approve the amount over budget for Dumpster Day expenses; Kathryn 2nd; passed

**MOTION:** Jeff motioned, Brian seconded a motion to approve the June Treasurer report. Motion passed.

<b>Date</b>	<b>6/30/2023</b>
Bank Balances	\$141,110.46
Other (merchandise, Paypal)	<u>\$ 2,558.40</u>
Ending Net Worth	<b>\$143,668.86</b>

<u>Category</u>	<u>Actual Full</u>	<u>Full Year Budget</u>
Total Income:	\$38,452.00	\$41,750.00
Total Expenses	\$37,909.96	\$84,075.00

**718 Memberships** processed and deposited through **JUNE 30, 2023**

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

- ❖ Annual Meeting planning
  - Kathryn's Announcement/Agenda email communication was sent
  - Meeting will be from 12:00-1:00pm
  - There will NOT be a regular IMPOA meeting at 10:30 am that day
- ❖ Debrief on Summer Picnic event
  - Fewer people this year; unsure if it was because of the mid-week holiday. Since 4th is on Thursday next year, possibly schedule the picnic for Saturday the 6th. Suggestion to invest in speakers or a better sound system since the music was appreciated. A Lot of positive feedback on the dirt work improvements for the tent set-up. Everything went smoothly including the weather!!! **MOTION:** by Brian, 2nd by Kathryn to approve \$50 gift cards for each of the 4 musicians. Approved. Jeff will purchase.
- ❖ Board Vacancies
  - Jeff & Chris will stay through the Annual Meeting

- Discussed ideas/interest in combining or rearranging some roles/duties based on needs and what develops from the upgraded Website automation features.
- Communication will be sent after the Annual meeting once the specific BOD position vacancies are determined.

**IMMD Report:** (Brian)

- ❖ Dump Station on track for completion in the Fall.
- ❖ Updates by Pat on facility repairs
- ❖ A guest attended discussion the HipCamp issue
- ❖ The county is actively reviewing the LURs over the next 18 months.

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

- ❖ Fencing
  - Shawn/contractor received the payment; work should take a few weeks, possibly longer for the cattle guard
  - ACTION: Brian will send Kim a picture of the map location where the work will begin and when it will start so she can send out a communication
- ❖ Projector testing
  - ACTION: Jeff will test it

**Membership Report:** (Chad)

- 2413 Total IM Lots
- 2020 Unique property owners. + 3 from the previous month.
- 17 properties changed ownership from 5.1 through 6.15
- Lost 2 via sale and a current member/owner purchased an additional lot
- 673 IMPOA memberships verified with 0 new to IMPOA
- 513 renewals for 2023 and 161 new membership/owners for 2023. 192 lost from 2022-uncertain how many from sales.
- 3 Welcome Aboard (emails/kits requested/sent) -Park County has not updated mailing addresses for sold properties

ACTION: Chad/Jeff to work on reconciling overlaps; upgraded software reports should make this easier.

**Strategic planning Report:**

- IMPOA strategic plan is posted on the IMPOA web site
  - ACTION: Brian is working on updates to present at September meeting

**Firewise/Chipping:** (Kim)

- Chipping
  - 60 signed up; 3 canceled; 19 have NOT sent in pictures which were due on July 7th.
  - ACTION: Kim to reach out to individuals for status

**LUR and covenants:** (BOD)

- Discussed Value in on-going communication on what IMPOA does/doesn't do. Suggestion to add this information more prominently on the web site.
- ACTION: Brian will look at the wording and make a recommendation for everyone to agree on.

**Communications update:** (Kim)

- On-going NextDoor postings & responding to in-coming emails
- ACTION: sending out a post-picnic communication
- Web Site:
  - Jeremiah meeting with Web designer
  - Target being fully functional by year end

**Events update: (Jeremiah)**

- Updated the list of events
- 2 more added - Metal Detecting basic training class in July & August
  - 14 people already signed up
- Combine Craft Fair (10am-3pm) with Trunk or Treat (noon-3pm)
  - Not going to pay for Craft Fair advertising this year
  - Kim & Becca volunteered to distribute fliers to local businesses
- 2024 Events being worked on
- Volunteer recruiting & recognition
  - Possibly have Spring & Fall events; recruit in April & recognition luncheon late Summer/Fall

<b>2023</b>	
July 22	Earth Tones Metal Detecting Class (Bill Morris) 10:00 am at the Comfort Station pavilion
July 31	Community Chipping program begins
Aug 12	IMPOA Annual Meeting Noon-1pm
Aug 19	Earth Tones Metal Detecting Class (Bill Morris) 10:00 am at the Comfort Station pavilion
Aug 19	Frisbee Golf 9am to 1pm
Sept 30	Picture contest for 2024 calendar
Oct 28	Annual Craft Fair 10:00 am-3pm
Oct 28	Annual Trunk or Treat Noon-3pm
Dec 9	Tamale making w/Nick Rinaldi Noon to 3pm

**Public Comments**

1. Suggestion to put a “donation tube” at the new dump station to raise \$; similar to what’s done in Crested Butte
2. Suggestion to have Volunteer recognition at the Annual meeting if that’s when there is the most attendance

Meeting Adjourned at 11:51am by President, Kathryn Abrahamson

Next Meeting August 12, 2023 Noon-1:00 pm Annual Meeting

Respectfully submitted by Secretary, Chris Morris 7/21/23 to BOD and for website posting.