

Fall

October 2006



INDIAN MOUNTAIN PROPERTY OWNERS ASSOCIATION

IMPOA Newsletter

Sneak Peek at 2006 IMPOA Survey Results

As of October 1st, an impressive 600+ Indian Mountain property owners returned the 2006 IMPOA survey. Obviously, people care about their homes, their investment, and want their voice to be heard. Thank you to all who participated.

Why did IMPOA conduct this comprehensive survey? There were several reasons:

- the Board accepted its responsibility, as stated in the IMPOA Bylaws, to *provide for the collection and dissemination of information of the concerns of Subdivision property owners*,
- IMPOA wanted give all IM property owners a chance to be heard and not rely on the voices of a few people who attend Board meetings or occasionally email,



Above and Beyond

Land, roads, and homes make a subdivision, but it is our residents who make our Indian Mountain community. Many people have contributed hundreds of hours and personal dollars to help make Indian Mountain special. Each issue of the IMPOA newsletter will recognize several who have contributed and deserve a hearty thank you. The next time you see these people, please express your gratitude:

- Cyndi and Fred Burdick
- Bob Einarsen
- Dennis Graves
- Swen and Loretta Hagman
- Hugh and Becky Hudson
- Donna and Roger Mattson

- there are a number of important issues challenging the community,
- IMPOA has limited financial resources and must focus on several key programs of interest to the community.

As of mid October, the survey data has been entered into a spreadsheet and analysis is underway. The overall results will be highlighted and discussed at the March 10, 2007, IMPOA annual membership meeting/brunch. The results will also be reported in the next few IMPOA newsletters, posted on the IMPOA.net website, and provided to each Recreation District Board member.

In the meantime, see page 4 for a sample of results.

2007 IMPOA Annual Members Meeting

The 2007 IMPOA Annual Members Meeting will be held on **Saturday, March 10, 2007, from 10 am to 2 pm at the Lakewood Elk's Club**. The business meeting, presentation of the 2006 IMPOA survey results, and elections will begin at 10 am. A social and brunch will follow the business meeting. We made this change in response to feedback that a Thursday night in February was not a very desirable time to drive or to have a meeting; that holding two member meetings (Jefferson and Lakewood) was not the best way to conduct business; and that a Saturday mid-day meeting would best accommodate members from near and far. Please mark your calendar. More information will follow in the Winter 2007 issue of the IMPOA Newsletter.

The Indian Mountain Property Owners Association (IMPOA) was legally created in 1985 *to promote the health, welfare, safety, and interests of its members*. Join along with 400 of your IM neighbors. Please go to the membership link on the home page of **IMPOA.net** and print off your 2007 membership form.

Confused about IMPOA and the Recreation District?

The recent 2006 IMPOA survey revealed considerable confusion about the differences between IMPOA and the Recreation District. We thought this brief comparison would be helpful.

| Features | Indian Mountain Property Owners Association | Indian Mountain Metropolitan Recreation and Parks District |
|-----------------------------------|---|--|
| Nickname | IMPOA | Rec District |
| Web page | www.impoa.net | www.indianmountain.info |
| Year Established | 1985 | 1972 |
| Mission/Purpose | IMPOA exists to promote the health, welfare, safety and interests of its members. Its functions are very broad. | IMMRPD develops and maintains recreation facilities and park areas in Indian Mountain. Its functions are strictly limited |
| Statutory Basis | Non-profit Corporation in the State of Colorado; Federal 501(C) (4) tax exempt. | Government Entity - Special District, State of Colorado |
| Membership | Voluntary and open to all IM property owners based upon the paying of annual dues. | All Indian Mountain property owners are voting members of the IM Recreation District based on the fact that they own land and pay taxes. |
| How Financed | Voluntary annual dues. (\$25 annually since 1985; members voted an increase to \$35 in 2007) | Mandatory property taxes paid by all IM property owners. (4 mills annually in 1970s; 6.94 mills in 2006) |
| 2006 Projected Annual Revenue | Approximately \$15,000 | Approximately \$102,500 |
| Cash Assets as of January 2006 | Approximately \$15,000 | Approximately \$269,000 |
| Land Assets | No real property is owned | Approximately 418 acres |
| Financial Audits | Conducts annual internal audit; no external audits. | At this point no internal or external audits have been conducted. |
| Board of Directors | 3-7 directors | 5 directors |
| Board Officer Compensation (2006) | None | Each board member may receive up to \$1,600 annually |
| Primary Services and Facilities | <ul style="list-style-type: none"> • Provide a community voice for IMPOA members (advocacy) • Monitor county and state development proposals and changes that may affect IM • Help maintain road signs • Neighborhood watch program • Help ensure compliance of covenants and County land use regulations • IMPOA newsletter • Maintain the comprehensive and updated IMPOA.net website • Sponsor an annual free trash dumpster day • Swap and Services website • Annual business meeting/social • IM Apparel sales • Collaborate with nearby homeowners association on matters of mutual interest. | <ul style="list-style-type: none"> • Pasture golf course • IM ski lodge • IM recreation hall • Comfort station with potable water • RV Dump Station • RV storage lot • Fishing pond and interpretive kiosks • Social events and programs • IM park acreage with trails, playground, frisbee golf course, horseshoes • Newsletter • Website • Burnpit |

RV Lot Grandfathered

At the June 16, 2006, Recreation District Board meeting it was stated that our RV lot is in conflict with the Park County Land Use Regulations, but that no action to resolve the conflict was planned. This violation was not in the best interest of IM property owners so IMPOA President Haas contacted the Park County Attorney on June 19th. After several weeks of examining the land use history, Tom Eisenman, Park County Director for Environmental Health, communicated in an email on July 18, 2006 the following:

Looking at our current regulations, I would have to say that if the property in question has been in use for any said activity with no substantial changes then the use or uses would be grandfathered. A letter documenting the grandfathered status is forthcoming.

IMPOA.NET

Rich Reindel is an IMPOA member and a super volunteer. He has been terrific in improving and maintaining the organization and content of the IMPOA website. Hardly a week or two goes by where there are not updates. For example, recent additions include:

- advice on how to resolve conflicts that may involve the IM covenants or County regulations,
- an explanation of why the Architectural Review Committee was no longer necessary,
- the procedures the Board will use to elect new members in 2007.

In the future, you will be able to retrieve the IMPOA newsletter online, and a new 2007 service we are adding called the IMPOA Member's Swap and Services site (see below). We encourage you to bookmark IMPOA.net and frequent it as your primary means to stay abreast of IMPOA news and helpful Indian Mountain community information. A website is never finished or complete, so please let us know what would make IMPOA.net more meaningful.



IRS

On August 11, 2006, IMPOA received favorable notification from the Internal Revenue Service that IMPOA is now exempt from Federal income tax and that IMPOA is in good standing with the IRS as a 501(c) 4.



Lee Techtient modeling IM Apparel

Indian Mountain Apparel

The gift giving season is quickly approaching. IMPOA has a selection of attractive hooded and unhooded sweat shirts, t-shirts, hats, and other items. Go to IMPOA.net to see what is offered. If you have questions or want to place an order, please contact Wally Techtient at 303-424-2641.

Financial Corner

As of October 1st, more than 300 Indian Mountain residents have paid their 2007 membership dues. In the spirit of being transparent and forthcoming, the IMPOA budget as of October 1, 2006, is as follows:

| | |
|-------------------------------------|---------------|
| Income for the 2006 calendar year | = \$20,785.05 |
| Expenses for the 2006 calendar year | = \$17,403.12 |
| Overall current balance | = \$22,859.44 |

NEW Swap and Services Site in 2007

In response to member feedback, the Board is scoping out a new service for IMPOA members. The plan is to provide a site on IMPOA.net where members can share and promote their talents, hobbies, skills, commercial services, garage sale items, and household goods for sale. It will be an electronic information exchange site---a bulletin board.

Perhaps you have a special skill such as floral arranging, artwork, interior decorating, word processing, elk bugling, fly-tying, orienteering, or how use of a GPS; perhaps you are

interested in book readings, beads, card playing, group hikes on national forest land, Park County history, or have the time and interest to help with young children or pet care. Perhaps you provide a commercial service like snow plowing, landscape design, tutoring, home construction, legal services, or editing. And of course, we all have many treasures of yesterday that are ready to be given or sold to another person. More information about this electronic bulletin board will be in the next newsletter.

Sneak Peak at Survey Results

The following table displays how **558 Indian Mountain residents** responded to the following question on the 2006 Survey: *“There are several significant issues and ideas that are being talked about in the community. The IMPOA Board wants to hear from the community before it may take a position. Please indicate your feelings about each item by checking the appropriate box in each row.”*

| How do you feel about the following items? | Strongly oppose | Slightly oppose | No opinion | Slightly favor | Strongly favor |
|---|-----------------|-----------------|------------|----------------|----------------|
| The paving of Albino Road from the Jefferson/Como fire station to the entrance of Indian Mountain at no cost to IM property owners. | 5% | 4% | 9% | 17% | 66% |
| The paving of Albino Road from the Jefferson/Como fire station to the entrance of Indian Mountain at a cost of \$20 per lot, each year, for the next 10 years. | 29% | 13% | 10% | 19% | 29% |
| The paving of the main roads (i.e., snow routes) within the IM subdivision at no cost to the IM owners. | 13% | 7% | 11% | 16% | 53% |
| The requesting of property owners to remove their trailers, campers, tents, and RVs by November 1 st of each year. | 11% | 8% | 21% | 17% | 43% |
| The Park County rezoning of 160 acres on the northside of Highway 285 between Fairplay and Como from agriculture to mining and industrial. | 50% | 16% | 28% | 4% | 3% |
| The enforcement of the Park County land use regulations (LURs) in the IM subdivision. | 5% | 5% | 36% | 22% | 33% |
| An annual external certified audit of the IM Recreation District finances given its assets exceed \$270,000 (Jan 2006) and more than \$100,000 in taxes are paid by the IM property owners. | 4% | 3% | 25% | 29% | 40% |
| The hiring of an off-duty law enforcement person on a part-time basis for routine patrol and enforcement. | 13% | 16% | 26% | 29% | 16% |
| The possible development of a 600-unit residential subdivision along Albino road between Jefferson-Como fire station and IM entrance. The area is known as the Sportsmen’s Ranch which surrounds our RV lot, burn pit, and pasture golf course. | 56% | 13% | 19% | 9% | 3% |
| The installation of a cell phone tower for IM service. | 6% | 2% | 10% | 21% | 62% |
| The removal of the cattle grazing within the IM. | 19% | 13% | 37% | 12% | 20% |

IMPOA Calendar

- **November 1, 2006**—IMPOA deadline for seasonal removal of camping units (RVs, trailers, etc) parked on lots that do not have a legal residential structure.
- **January, 2007:**
 - > IMPOA winter newsletter,
 - > 2007 board election ballots
 - > Reservation form of the March 10 members meeting/brunch will be mailed
- **Saturday, March 10, 2007**---Annual IMPOA members meeting/brunch from 10 am -- 2 pm at the Lakewood Elk’s Club
- **May, 2007**—IMPOA spring newsletter
- **June, 2007**---Free Trash Dumpster Day and IMPOA members picnic

Neighbor Watch decals will be provided at no cost to IMPOA members at the March 10, 2007 Annual IMPOA members meeting.



Recent Board Resolutions

The IMPOA Board has had two regular in-person meetings and two teleconferences since April 2006. While the final approved minutes of the meetings are always posted on IM-POA.net, we felt it would be helpful to remind people of our actions. Below is a list of our major resolutions from these meetings.

June 19, 2006

Resolution #1 with amendment: The IMPOA Board would like to disclose to all Indian Mountain property owners, that contrary to popular rumors and hearsay, the Board has never seriously considered, is not currently discussing, nor has any plans to discuss the development of a Metropolitan District for Indian Mountain.

Resolution #2 with amendment: The IMPOA Board has decided, after two years of effort and insufficient affirmation (i.e., 1250 affirmative votes out of some 1750 necessary), to abandon any and all efforts to update the 1972 Covenants for Indian Mountain Subdivision.

Resolution #3: In order for IMPOA to: (a) identify the interests, concerns and preferences of the IM property owners, (b) inform and educate owners about IMPOA and to contrast it to the Recreation District, and (c) recruit dues paying members and prospective Board candidates, the IMPOA board approves the implementation of a mail questionnaire to all current IM property owners at a cost not to exceed \$3,000.

Resolution #4: The IMPOA Board agrees to allocate an amount, not to exceed \$1,250, for the legal services to address critical legal questions facing IMPOA.



August 5, 2006

Resolution #1: The IMPOA Board would like to go on record as opposing the Recreation District's decision to establish a separate newsletter and website. The Rec. Board acted unilaterally on these items without any discussions or input from the IMPOA Board. It is the belief of the IMPOA Board that two newsletters and two websites for the Indian Mountain subdivision are unnecessary and confusing.

Resolution #2: IMPOA will activate the "Board nominating/development Committee" in anticipation of the 2007 IMPOA Board elections.

Resolution #3 with amendment: Legal counsel has advised IMPOA that the organization does not have the authority to enforce Indian Mountain Covenants. The enforcement of IM Covenants is the right of each IM property owner and **is not the purview** of IMPOA. IMPOA will therefore deactivate its architectural review committee, remove all references from its website of enforcement authority and develop a general "Conflict resolution process" to assist IM property owners who have conflicts with other land owners. IMPOA will continue to monitor key aspects of covenant compliance, assist property owners via appeals for voluntary compliance, and work with Park County to enforce its rules and regulations.

Resolution #4: Legal counsel has advised IMPOA that it is a voluntary organization and that property owners may be members, but are not automatically members based on property ownership. Membership in IMPOA is defined as those property owners who have paid the current year's annual dues (i.e. defined as members in good standing in current Bylaws). A clarification of IMPOA membership will be developed and presented for vote of dues paying

Featured Neighbor



Tim Higgins was born in Des Moines, Iowa. His family came to Colorado when he was 9 years old. He lived in Thornton until 2002 when he built his own house in Indian Mountain. He enjoys fishing, hiking, mountain biking, golf (especially pasture) and horseshoes. One of his special interests is working on old cars with his nephew. Among his favorites are a 1938 Chevy Coupe and a 1955 Belair. In the winter you might see Tim snowplowing in IM and surrounding areas, but most of the time you'll find

him in his workshop where his real talent comes to life. He loves to transform hardwoods into rocking chairs, tables, bed frames, cabinets, and picture frames. It goes without saying that his creations are both beautiful and functional. So, if you ever need a carpenter, consider giving Tim a call at (719) 836-0138.

Note from the editor:

To recognize our sense of community, each Newsletter we will feature one or more Indian Mountain residents. If you would like to be a featured neighbor or you know someone who would be interesting to feature, please contact me at marcellawells@comcast.net.

Local Commercial Services

This Fall IMPOA newsletter promotes the following paid advertisers as a service to IM property owners. We are grateful for their 2006 support. Given the unexpected change in the newsletter format and as an added expression of appreciation, IMPOA will continue promotion for these businesses at IMPOA.net

Allen Drilling and Excavating – 719-836-2672

James Drilling Company – 303-420-5181

Grace Church - Como

AMA Electric – 719-836-2950

Deer Creek Realty – 303-838-5377

Evergreen Tree Services – 719-395-8220

Indian Mountain Builders – 303-972-1008

Lennette Bennett – 55 Chippewa Rd, IM

Mountain Escape Homes - 719-836-3532

Rozzi Excavating - 719-836-2624

Colorado Cabins – 303-838-9888

Homestead Homes – 719-836-0733

ABC Excavating – 303-838-1071

Ambrose Home Builders – 719-836-9333

Dry Wall – 303-816-4608

IDS Innovative Design Systems – 719-836-2834

Jefferson Real Estate – 719-836-2615

Moore Lumber and Hardware – 303-674-1001

Premier Pump Service – 303-378-2773

Wilson Excavating – 719-836-3541

Thank you Local Businesses!

A special thanks to Jefferson Real Estate for Helping with this Newsletter!



**INDIAN MOUNTAIN PROPERTY OWNERS
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