

Winter Issue

January 2007



INDIAN MOUNTAIN PROPERTY OWNERS ASSOCIATION

IMPOA Newsletter

Land changes may affect you?

The Bureau of Land Management (BLM) is currently deciding whether to retain, dispose (e.g., sell), or exchange 72,000 acres in Park County. Several thousand acres lie along the roads between IM and Como and Jefferson, with some acres inside or adjacent to IM (see dark shaded areas in map below). The BLM proposal could have a significant impact on many of the resources and values important to IMPOA property owners.

Based upon the 2006 IMPOA survey, we learned that 92% of IMPOA members (and 76% of non-members) favor IMPOA being a voice for the community on nearby land use and development issues. IMPOA attended the BLM public meeting in Fairplay on Dec 13th, discussed the issue with Senator Salazar on Dec 18th, published an editorial in the Flume (Dec 29th), is coordinating a response with the Buffalo and Elkhorn HOAs, and is preparing constructive suggestions to the BLM.

As stated in the Dec 29th editorial in the Flume, *while there are several small BLM parcels that may serve a greater public good in other ownership...if we dispose of BLM land, we are one step closer to "disposing" of our rural landscapes and lifestyles, our working ranches, our wildlife, and the outdoor recreation we value.*

This is an important issue. For more information you can go to IMPOA.net for maps and to read the complete Dec 29th Flume editorial. To receive information from the BLM contact Joe Vieira at (719) 269-8708 or joseph_vieira@blm.gov. I encourage you to email your opinions to the BLM at rgfo_comments@blm.gov and send a copy to the Park County Commissioners at pcadmin@parkco.us by January 31, 2007.

Glenn Haas, 2006 IMPOA President

Fence Mending

In September, IMPOA inspected the original subdivision fence along the western and northern boundaries of Indian Mountain. The fences were in bad shape in several specific locations such as near War Pony Way and the northern end of Breton Circle and Travois Road. Cattle have been a continuing problem for many who have homes or property in these areas. IMPOA has allocated 2007 money for fence mending and will be organizing a volunteer repair day in the early summer. The property owners adjacent to IM will be notified and invited to partner in this fence mending effort. The summer IMPOA newsletter will have more details.

Cell Tower

On December 18, 2006, IMPOA Board member Haas attended a public meeting with Senator Salazar in Fairplay. One of the points made by County Commissioner Leni Walker was the importance of cell tower coverage in Park County to help ensure public safety, security, and law enforcement. Haas visited with the Commissioner after the meeting and reported that, based upon 687 responses to the 2006 IMPOA survey, 80% favored a cell tower for IM service. The Commissioner indicated this kind of systematic feedback was valuable because oftentimes only the vocal minority attend public meetings. Haas promised a complete set of the survey findings to the County Commissioners.

Please Note: The 2007 IMPOA Annual Meeting/Social has been moved to March 17th. See page 6 & 7 for details!

IM Residency Facts

There are some 2500 lots in Indian Mountain owned by approximately 1950 individual property owners. The following table provides an interesting comparison.

Residency Categories	Percent of Property Owners	Percent of IMPOA Members	Percent on IMPOA Board	Percent of Survey Respondents
Full-time residents	6% (n=125)	7% (n=25)	40% (n=2)	8% (n=56)
Part-time residents	20% (n=375)	39% (n=154)	60% (n=3)	35% (n=231)
Owners with no current dwelling	74% (n=1443)	54% (n=212)	0% (n=0)	57% (n=378)

2006 Survey Results

An impressive 687 property owners responded to the 2006 IMPOA Survey. Your responses will shape the future direction and activities of the new 2007 IMPOA Board. Thank you!

The 2 tables in this newsletter summarize some key results. A summary of all the results will be presented at the Annual Meeting on March 17th in Lakewood. The data will also be posted on IMPOA.net.



Financial Corner

In the spirit of being transparent and forthcoming, the IMPOA budget as of January 1, 2007, is as follows:

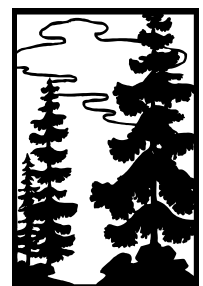
Income for the 2006 calendar year	= \$26,798
Expenses for the 2006 calendar	= \$19,822
Overall current balance	= \$26,452

The annual internal audit and a letter of verification will be posted by February, 2007, as will the 2007 budget approved by the IMPOA Board.

Congratulations Doc McKay

In November, Indian Mountain resident Doc McKay was elected to a 4-year term as one of the three Park County Commissioners. It should be helpful for IM to have Doc in that important position. Doc will be invited to speak at our March 17th IMPOA business meeting/social.

Don't forget that Doc represents all the property owners in IM and not just the full-time residents. If you have a concern, problem, or opinion, you can reach Doc through information posted at <http://www.parkco.us/commissioners.htm>.



Respondent's perceptions about select IM issues by residency

<i>How do you feel about the following items?</i>	<i>Strongly Oppose</i>	<i>Slightly oppose</i>	<i>No opinion</i>	<i>Slightly favor</i>	<i>Strongly favor</i>
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Paving of Albino Road from the Jefferson/Como fire station to the entrance of Indian Mountain **at no cost to IM property owners.**

• Full-time IM residents	8%	0%	9%	11%	72%
• Part-time IM residents	5%	5%	4%	18%	68%
• Owners with no dwelling	4%	3%	13%	20%	61%

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.

• Full-time IM residents	24%	6%	7%	13%	51%
• Part-time IM residents	31%	10%	5%	16%	38%
• Owners with no dwelling	28%	17%	14%	22%	20%

Paving of the main roads (i.e., snow routes) within the IM subdivision at no cost to the IM property owners.

• Full-time IM residents	26%	4%	8%	13%	50%
• Part-time IM residents	16%	11%	8%	14%	52%
• Owners with no dwelling	7%	6%	15%	19%	53%

Requesting of property owners to **remove their trailers, campers, tents, and RVs by Nov. 1st** of each year.

• Full-time IM residents	15%	7%	22%	9%	47%
• Part-time IM residents	8%	7%	14%	19%	51%
• Owners with no dwelling	12%	8%	24%	21%	35%

Park County **rezoning of 160 acres** on the northside of Highway 285 between Fairplay and Como from agriculture to mining and industrial.

• Full-time IM residents	51%	8%	30%	2%	9%
• Part-time IM residents	61%	14%	22%	3%	9%
• Owners with no dwelling	42%	17%	33%	5%	3%

The enforcement of the Park County land use regulations (LURs) in the IM subdivision.

• Full-time IM residents	15%	6%	29%	6%	44%
• Part-time IM residents	4%	5%	34%	24%	33%
• Owners with no dwelling	3%	4%	38%	22%	32%

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.

• Full-time IM residents	16%	0%	24%	20%	40%
• Part-time IM residents	1%	3%	21%	31%	45%
• Owners with no dwelling	3%	3%	26%	31%	37%

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.

• Full-time IM residents	73%	9%	7%	7%	4%
• Part-time IM residents	73%	10%	12%	4%	2%
• Owners with no dwelling	42%	17%	25%	12%	4%

Installation of a **cell phone tower** for IM service.

• Full-time IM residents	13%	0%	4%	13%	71%
• Part-time IM residents	6%	1%	6%	17%	70%
• Owners with no dwelling	5%	2%	16%	25%	52%

Respondent's perceptions about IMPOA services by membership

Possible IMPOA Services	Strongly oppose	Slightly oppose	No opinion	Slightly Favor	Strongly Favor
Provide an informative community newsletter three times per year					
• IMPOA members	0%	1%	8%	20%	71%
• Non-IMPOA members	3%	2%	19%	26%	51%
Maintain the IMPOA.net website with current and useful information					
• IMPOA members	1%	0%	11%	26%	63%
• Non-IMPOA members	2%	1%	27%	26%	44%
Inspect properties annually for violations of the IM covenants					
• IMPOA members	3%	6%	13%	33%	44%
• Non-IMPOA members	8%	12%	19%	23%	39%
Help residents to set up a Neighborhood Watch Program					
• IMPOA members	1%	1%	26%	40%	33%
• Non-IMPOA members	4%	4%	34%	30%	28%
Sponsor of free dumpster weekend for residents to dispose of trash					
• IMPOA members	1%	2%	19%	31%	47%
• Non-IMPOA members	4%	2%	28%	27%	40%
Provide a community voice to the County or State on nearby land use and development proposals that affect IM.					
• IMPOA members	0%	0%	8%	26%	66%
• Non-IMPOA members	3%	0%	21%	28%	48%
Host the annual members business meeting and social in June in IM					
• IMPOA members	2%	1%	44%	32%	22%
• Non-IMPOA members	3%	2%	57%	19%	19%
Coordinate with other South Park homeowners associations					
• IMPOA members	2%	3%	32%	40%	24%
• Non-IMPOA members	5%	5%	44%	28%	18%
Maintain a list of local contractors, businesses, and useful resources on IMPOA.net					
• IMPOA members	1%	1%	12%	39%	48%
• Non-IMPOA members	2%	3%	27%	38%	30%
Contact property owners who are in violation of IM covenants to request their voluntary compliance					
• IMPOA members	1%	1%	9%	25%	65%
• Non-IMPOA members	4%	5%	12%	30%	48%
Report covenant violators to the appropriate county officials					
• IMPOA members	3%	6%	14%	28%	50%
• Non-IMPOA members	7%	8%	20%	24%	41%
Host an annual community garage sale and swap each summer					
• IMPOA members	3%	3%	55%	21%	19%
• Non-IMPOA members	5%	3%	63%	18%	11%

IMPOA 2007 Membership = 450 and counting!

IMPOA was legally created in 1985 to promote the health, welfare, safety, and interests of its members. Whereas most homeowners associations require residents to be members and pay dues, IMPOA is completely voluntary. At this writing, some 450 property owners in Indian Mountain believe the annual dues are worth the benefits and services provided to them and all residents in our community. We thought a display of the membership benefits and services would be of interest. Please join with us—a membership form is provided on page 6.

<i>Benefits and Services</i>	<i>IMPOA Members</i>	<i>Non IMPOA Members</i>
Free access to the IMPOA.net website	Yes	Yes
Three IMPOA newsletters each year.	Yes, all newsletters per year are mailed to members	No, only the winter issue is mailed to non-members
Information and support to develop a Neighborhood Watch Program	Yes	Yes
Maintenance of road signs and neighborhood watch signs	Yes	Yes
Monitoring by IMPOA for major violations of IM covenants.	Yes	Yes
Willingness of IMPOA to be a community voice with County, State, Federal agencies on development plans and policies that may affect IM.	Yes	Yes
Opportunity to purchase IM merchandise and apparel.	Yes, with member discount	Yes, but no discount
Opportunity to get assistance from IMPOA to help resolve covenants conflicts or to gain County enforcement.	Yes	No
Opportunity to review and have input to the IMPOA annual budget and plan of work.	Yes	No
Opportunity to serve on the IMPOA Board	Yes	No
Opportunity to promote your business or personal services, skills, and hobbies on the Swap and Services site of IMPOA.net	Yes	No
Opportunity to submit guest editorials for consideration in the IMPOA newsletter	Yes	No
An invitation to the annual IMPOA business meeting and luncheon.	Yes, with discount on meal	Yes, but no discount on meal
Opportunity to participate in the annual Free Dumpster trash collection day.	Yes, limited to 2 car or pickup loads	Yes, limited to 1 car or pickup load if space is available.

2007 Newsletter Reminder: IMPOA members will be mailed all three issues of the 2007 newsletter (winter, summer and fall). Non-IMPOA members will be mailed a complimentary copy of the winter issue but will not receive the summer and fall issues. All issues will be posted in full color for easy reading and printing at www.IMPOA.net.

IMPOA Elections: IMPOA members can vote for Board Members by either mailing their ballots (postmarked no later than March 9th) or bringing them to the annual meeting and social on the 17th. Please vote using the form on page 6.



2007 Membership and RSVP Form

MEMBERSHIP: I would like to join IMPOA, along with 450 other residents in Indian Mountain, in order to help protect our homes, investments, and rural quality of life. The 2007 annual dues are \$35 (see instructions below).

Name: _____

Home Address: _____

City: _____ State: _____ Zip: _____

IM Lot #: _____ IM Filing #: _____ IM Street Address: _____

Home Phone: _____ Email Address: _____

RSVP: For **IMPOA membership** and the **Annual IMPOA Meeting/Luncheon** on Saturday, March 17th:

I would like to join IMPOA (\$35) for 2007, but cannot make the annual luncheon meeting.

I am a 2007 IMPOA member and would like to purchase # _____ tickets at \$12 per ticket for the luncheon meeting.

I would like to join IMPOA (\$35) and purchase # _____ tickets at \$12 per ticket for the luncheon meeting

I am not a 2007 IMPOA member and would like to purchase # _____ tickets at \$15 per ticket for the luncheon meeting.

Total Amount Enclosed: \$ _____ Tickets will be distributed at the door under your name.

Please print your name: _____

Clip and mail this form with your check payable to IMPOA, to Swen Hagman at 10736 N. Logan Court, Northglenn, CO 80233 (303-451-6145) no later than March 9, 2007.

2007 IMPOA Board Election Ballot



I am a 2007 IMPOA member and my vote for each Board seat is indicated below. See Nominee details on page 7.

President (2 years): A. _____ Glenn Haas B. _____ (write-in): _____

Treasurer (1 year): A. _____ Art Kidnay B. _____ (write-in): _____

At-large (3 years): A. _____ Loren Klain B. _____ (write-in): _____

At-large (3 years): A. _____ Dennis Burke B. _____ (write-in): _____

As set forth in our Bylaws, please provide the following information:

Name: _____

Home Address: _____

City: _____ State: _____ Zip: _____

IM Lot #: _____ IM Filing #: _____ IM Street Address: _____

Signature: _____ Date: _____

Please send this ballot to the IMPOA Secretary, Wally Techentien, 6593 Urban Street, Arvada, CO 80004 (303-424-2651) postmarked no later than March 9, 2007, or bring it with you to the March 17th annual meeting/social in Lakewood. Please write "Ballot" on the outside of your envelope.

IMPOA Membership: We welcome you to join with some 450 of your IM neighbors. IMPOA membership (page 5) is worthwhile and is one way to help protect your home, investment, and the rural lifestyle in IM. Join IMPOA by completing the form on page 6.



IMPOA Annual Meeting and Social: We invite all property owners to the annual meeting and social on **Saturday, March 17th**, at the Lakewood Elk's Club at 1455 Newlin Avenue (south from Colfax between Sheridan and Wadsworth). The program will begin promptly at 10am and conclude by 2pm. Park County Commissioner Doc McKay will be invited to speak and answer questions. Driving directions will be posted on IMPOA.net or available by calling Swen Hagman at (303) 451-6145.



RSVP is required by March 9th as tickets are limited. Please mail in the RSVP on page 6.

IMPOA Board Nominees

President for 2 years: Glenn Haas is the current President of IMPOA and served as secretary in 2005. He has served 16 years on non-profit boards including 4 years with homeowner's associations and 12 years with national organizations. He is a professor and former department chairman at Colorado State University.

Treasurer for 1 year: Art Kidnay is the 2006 Treasurer of IMPOA. He has been the treasurer of IMPOA for 8 years. He was a professor of chemical engineering at the Colorado School of Mines for 30 years, retiring in 1998. He and his wife Joan reside in Lakewood and enjoy their summers at their cabin in Indian Mountain.

At-Large seat for 3 years: Dennis Burke is a full-time resident of IM, having lived in the area for 7 years. Dennis has worked in the construction industry for many years as a crew member and foreman, and as such has developed skills in solving problems efficiently and rationally. He has also been a small business owner/operator. His work schedule is varied which allows him to donate time to IMPOA and its members.

At-Large seat for 3 years: Loren Klain has owned property in IM for 10 years and has recently completed his home there. Loren has worked for Xcel for 26 years as a safety leader and team member on many projects. He views IMPOA as a community-based organization to provide a forum for its members to address issues.

Featured Neighbor

Marilyn Sue Whitcomb grew up in Southern California and attended California State University. She came to Colorado to teach blind children and 2nd grade in the Denver Public Schools.

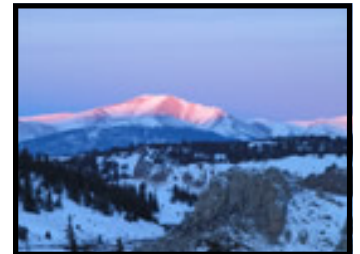
She met her husband, David Whitcomb, at a mountain man rendezvous. Together they have traveled to every continent in the world, including Antarctica, Africa, and Europe. *"I would go back to Antarctica anytime...and I still have a dream of seeing the South Pacific and Easter Island!"* she says.



Marilyn's interests include knitting, sewing, and a weaving. When she travels, she always looks for special and exotic fabric to create anything from shirts to curtains. Lately, she has taken up weaving.

Both Marilyn and David are avid cricket fans and official supporters of the Littleton Cricket Club. As she explains, Cricket is a game with absolutely no violence. One game can last from eight hours to five days. Most weekends you will find them at a cricket match somewhere on the Front Range.

Though they live in Santa Fe, NM much of the year, Marilyn and David have always found time to visit their IM cabin over the last 12 years. She describes IM as *"incredibly beautiful!"*



Covenant Compliance

IMPOA has conducted a drive-by covenant compliance check of trailers, RVs, tents, and campers in early November for many years. The 2006 IMPOA survey found that the majority of full-time, part-time and owners without dwellings support this role for IMPOA (see page 3).

Out of some 1950 property owners, we are pleased to report that only 20 properties (1%) were not in compliance. A courteous letter was mailed from IMPOA to each of the 20 individuals to ask them to voluntarily remove their units by January 1st.

IMPOA Supports Our Local Businesses

PHILLY JOE'S CHEESE STEAKS

Stagetop Saloon on
County Road 77

*"Best Cheese Steaks West of
Philly"*

*10% off your purchase
with this coupon.*

*One coupon per Indian
Mountain household for a
group of up to 6 people.*

Expires May 31, 2007

*Open Wednesday—Sunday
Phone (719) 836-2644*

Como Depot Bed and Breakfast Restaurant

"Now open all winter!"

*10% off your restaurant
purchase with coupon.*

*One coupon per Indian
Mountain household for a
group of up to 6 people.*

Expires May 31, 2007

*Open Thursday—Monday
8:00am—7:30pm*

Phone (719) 836-2594

Como Mercantile

In Downtown Como

*Arts, Crafts, Antiques,
Groceries and Videos*

*10% off your purchase
with this coupon.*

*One coupon per Indian
Mountain household*

Expires May 31, 2007

*Open Monday—Saturday
Phone (719) 836-3662*



Happy New Year!

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Art Kidnay (303) 986-0481
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We're on the Web
at www.impoa.net