

INDIAN MOUNTAIN PROPERTY OWNERS' ASSOCIATION

Meeting Minutes

April 12, 2025

Location: Indian Mountain Community Center
Dial in number to attend via phone **1-805-706-4072**



Board members: President - Shannon Graff , Vice President - Kathryn Abrahamson , Treasurer - Chad Wilcox, Events Director - vacant, Membership Coordinator - vacant, Communications Director - Becca Wilhelm, Secretary - vacant

New members: Kathy Chandler (Membership) & Edgar Vidal (Secretary)

Absent: none

Firewise Coordinator - William Graff

Call to Order:

by Shannon Graff at 10:56

Secretary report:

- ❖ Kathryn to send out Jan min through email
- ❖ Shannon move to approve Kathryn second all in favor

Treasurer report: (Chad)

- ❖ Discuss moving banks - Shannon has a meeting at the bank in Fairplay on Tuesday and will follow up with the board via email on what is needed to complete the transition
- ❖ Discussion of needing to be active via email as the board between now and the next meeting to confirm budget and .

IMPOA

Summary of Financial Position

Date 2/28/25

Bank Balances	\$93,806.00
Other (merchandise, paypal)	<u>1,404.36</u>
Ending Net Worth	<u>\$94,562.94</u>

Category	Actual	Full Year Budget
Total Income	\$4,225.70	\$35,500.00
Total Expenses	\$4,874.82	\$65,025.00

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To date, the most significant fixed operating costs (insurance, website) are still outstanding.

NEW BUSINESS

- ❖ New Board Member Search
 - Kathy Chandler – enjoys working with people, organizing. Happy to help and get involved in any way that is helpful
 - Edgar Vidal – enjoys working on websites, works in marketing and looking forward to get involved
- ❖ Shannon motioned to add both Kathy and Edgar to the board, Becca Seconded, all in favor.
- ❖ Filling Vacant Board positions (Secretary & Membership)
 - Edgar: Secretary
 - Kathy: Membership

Events:

- ❖ IMMD Scheduled events:
 - Community garage sale scheduled for July 19
 - Volunteer lunch Aug. 9 - afternoon following the IMMD Board meeting
 - Volunteers are welcome to assist with cooking, etc.
 - Trunk or Treat – IMMD likely to schedule in October
- ❖ Annual Picnic - July 5 (Shannon, Becca (volunteers))
 - Request from local group for table
 - IMMD will be coordinating the text - we need to send information from rental last year
 - Red can play
 - Karen Goodman might know a band to play
 - Students from SPMS/HS
 - Lodge is blocked off so it can be used for staging)
- ❖ Annual Meeting - July 12th (Kathryn)
 - Ballots need to be out 30 days before
 - Due date probably the July 5th (possibly allow for drop off at the picnic)
 - Kathryn to send out Annual meeting requirements and finalize due dates
- ❖ Dumpster Days - July 26 (Edgar, Chad can coordinate the dumpsters)
- ❖ Craft Fair (Sept. 20) - (Becca, Kathy & Shannon)

IMMD Report:

- ❖ Request from IMMD for Indian Mountain Fire Mitigation
 - We should contribute
 - 2,000-5,000 per acre
 - \$164,000 fire mitigation last year
 - \$45,000 for ½ mile for fire road

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- Kathryn motioned to committee \$12,000 this year for fire mitigation, Becca second, all approved with the idea that IMMD could request more
- ❖ Jefferson/Como Cisterns
 - Working with JCFPD (sharing cost) on installation
 - Plan to install two new cisterns on the property that used to have the RV dump stations in collaboration with the fire department & plan is to utilize the existing well on the property to allow for water to be added to the cisterns on a float system
- ❖ Other property improvements completed/planned:
 - community center, comfort station structure improvement
 - roads/parking lots in and accessing the comfort station & burn pit
 - looking at a gazebo for the burn pit for volunteers

Membership Report:

- ❖ 79 membership payments processed and deposited
- ❖ 300
- ❖ 500 postcards still need to go out
- ❖ Generally around 600-650
- ❖ Reminder out on Nextdoor
- ❖ Drive under membership
- ❖ PayPal is causing issues still

Firewise: (Will Graff)

- ❖ Discussion with Tim Merlino - 9820 Forestry
 - Currently, the company is working with homeowners to remove trees for fire mitigation efforts that can be repurposed as firewood (condition, size of 3 inches and over,
 - Questions from Firewise Coordinator, Will - including:
 - How 9820 Forestry's business insurance coverage/liability would cover his activities (Tim expects having insurance in place by mid-May)
 - Reviewed requirement for wood that would be collected by 9820 but added to piles for the IMPOA chipping program
 - Discussion of logistics –
 - Decision to have Becca send information on IMMD's next meeting to Tim to have him discuss it with them as they would likely be the correct avenue
- ❖ Firewise update from Will
 - 2025 we will need to submit a new action plan (every 3 years) – IMMD has completed/submitted this. We will get access from IMMD on this and Will will submit from our end.
 - Advertising for fire mitigation
- ❖ Firewise certificate
- ❖ Burn pit - current conditions are challenging to get the pit burned – working with the fire department and hopefully we will be able to burn and/or use the department's other resources (e.g., curtain burner) to remove that wood

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- Discussion about solutions if the pit cannot be burned and the impact on Firewise/volunteer hours

Communication: (*Becca*)

- ❖ Spring Newsletter
 - Shannon will send a president's article
 - Will to send a Firewise article
 - Kathryn has sent in 2
- ❖ IMPOA is receiving a lot of requests for information from Realtor
- ❖ Chad using the IMPOA email to follow up on membership payments received w/ no address
- ❖ Becca & Edgar will begin to work together on Website updates

Old Business:

- ❖ Discussion of Cattle/Cattle Guards/Fencing
 - Changes to ownership of area ranch(s)
 - Generally, the ranchers who's cattle make it into IM are willing/responsive to getting cattle
 - Feedback from boundary line property owners who do not want fencing
 - Report of cattle guards being filled in with dirt
- ❖ Decision to discuss in more detail in terms of plans/2026 priorities at July board/Annual meeting

Meeting adjourned at 1:09 pm by board president, Shannon Graff