

IMPOA 2023 Annual Meeting Minutes
August 12, 2023
DRAFT Pending BOD approval at next meeting
Community Center, located at 31 Keneu Ct. Como, CO 80432.

Welcome and Introductions

Meeting called to order at 12:00 Noon by IMPOA Vice President, Brian Kocher.

Introductions

BOD:

President Kathryn Abrahamson (absent)

Vice President Brian Kocher (led the meeting)

Treasurer Jeff Mason

Secretary Chris Morris

Communications & Firewise Director Kim Novitch

Membership Director Chad Wilcox (absent)

Events Director Jeremiah Davidson

GUESTS:

Over 28 guests attended; sign-in list saved to IMPOA drive

Brian Provided Opening Remarks with powerpoint slides on the new Projector

- Recap of BOD 2022 thru 2023 activity & review of up-coming activity/projects:
 - Website improvements for better community support
 - Firewise
 - Chipping Program
 - BOCC (board of county commissioners) engagement
 - Community Concerns: Fencing, Cows, etc.
 - Pavillion dirt work; future second pavilion
 - Covenants & by-laws - reminder that IMPOA is a voluntary property owners board and not an enforcement body

IMPOA Financial Matters – Jeff Mason, IMPOA Treasurer

- Fiscal Year 2022 financial results*
 - Significant Expenses
 - Annual Picnic
 - Legal Services
 - Website
 - Dumpster Rental
 - Chipping Program
 - Craft Fair
- 2023 Budget and Significant Expenses to Date
 - Annual Picnic
 - Pavillion dirt work
 - Fencing
 - Dumpster Rental

IMPOA Membership – Chad Wilcox, IMPOA Membership Director (absent)

Brian provided a summary

- approx 2400 lots; approx 2000 individual owners; approx 700 with structures
- approx 680 active IMPOA members nets approx \$35,000
- Encouraged more community participation; annual outreach begins in January, 2024

Director Election and ballot results – Chris Morris, IMPOA Secretary

- Results presented 9 votes for Kathryn, 8 votes Chris 1 write in Jeanne Wells
- Positions retained for 2 candidates listed below*
 - both positions have terms expiring in 3 years, August, 2026

New Business – None

Open Forum for Questions and Concerns

- Dump Station
 - Concerns over not having water especially to flush RVs at end of season
 - Suggestions to have a metered tank for card swipe system for a nominal fee to discourage bad actors
- Spruce Bud Worm infestation
 - Infor on NextDoor for Spring Spraying sign-up
 - Brian to add to IMMD agenda
 - Jeff will be doing more drove flying and pictures
- BOD election process confusion discussed
 - 3 vacancies (Jeff, Kim, Chris)
 - Brian committed to creating a better process
- Emergency evacuation planning discussed
 - best practice is to know your neighbors; especially make plans with them for escape routes on adjoining properties
 - Kim had some emergency prep guides available
 - Some insurance companies (Nationwide) are leaving Colorado
- STR (Short Term Rentals)
 - Brian gave a recap and reiterated that that county is actively doing a LUR (land use regulations) re-write over the next 18 months
- Fencing/Cows
- Concerns over private property trespassing; maybe more signage

***President, Kathryn Abrahamson**

Joined the IMPOA board in 2020. She is a full- time resident of Indian Mountain with her husband, Mark, and two dogs, Cash and George. Kathryn was born and raised in Colorado and is a graduate of the University of Colorado in Boulder. She works full-time for a national healthcare company leading the corporate communications department and has volunteered in victim advocacy and crisis response. Kathryn, Mark, Cash and George can often be found on the hiking and jeep trails in the area when Mark, a wildland firefighter, is home.

***Secretary Chris Morris**

Will be vacating this board position as soon as a replacement is secured for a smooth transition.

Meeting adjourned at 1:06 pm by Vice President Brian Kocher
 Next regular meeting September 9th at 10:30am at the Community Center

*Attachment: IMPOA Annual Actual-Budget Review - Fiscal Year 2022

Respectfully submitted by Secretary, Chris Morris