

INDIAN MOUNTAIN PROPERTY OWNERS' ASSOCIATION

AGENDA

January 13, 2024

Meeting to begin at 10:30 AM

Location: Indian Mountain Community Center

Dial in number to attend via phone **1-805-706-4072**

Board members: Brian Kocher, Jeremiah Davidson, Chad Wilcox (call), Becca Wilhelm, Jeanne Wells (call), Shannon Carlson

Firewise Coordinator: Will Graff

Absent: Kathryn Abrahamson

Guests: See sign in sheet Diana and Walt Heyder, Debbie and Gene Nagle, Ken and Renee Pallca, Chris Morris on call

Agenda approval: Motioned by Jeremiah seconded Becca by approved

Minutes of previous meeting (BOD):

- November and December meeting minutes to be approved & updated on website
- Motioned Jeremiah second Becca approved

Secretary report:

- ❖ The November and December meeting Draft minutes posted to the website
- ❖ Brian will help Shannon with posting minutes on the website

Treasurer report:

Date	12/31/2023
Bank Balances	\$90,253.29
Other (merchandise, Paypal)	<u>\$ 2,242.58</u>
Ending Net Worth	<u>\$92,495.87</u>

<u>Category</u>	<u>Actual</u>	<u>Full Year Budget</u>
Total Income:	\$40,969.91	\$41,750.00
Total Expenses	\$66,617.92	\$84,075.00

#735 Memberships processed and deposited through December 31, 2023

- ❖ Chad is officially a signer on the account now
- ❖ \$20,000 for cattle guards we didn't use.
- ❖ 2024 budget - emailed
 - most is the same
 - [Link the document](#)
 - fencing needs to be prioritized
 - interact with the county with the cattle guards \$20,00 each - one needs to move
 - South fencing over \$60,000; we don't have the budget, partner with IMMD for the southern fence propose joint meeting with IMMD February (probably another \$150,000 more)
 - membership drive coming - encourage owners to join
 - not increasing dues
 - budget \$3100 for the website
 - motion to approve chad seconded by Shannon approved
 - What is the requirement to post the budget? Chad is ok posting this. We aren't required to because we are voluntary. Transparency might help with donations. How do we do this on the website?

NEW BUSINESS (*reference Action Tracker & Gmails*)

- ❖ Discuss board processes for communication & decisions outside of meetings (Kathryn)
 - communicating in some manner associated with the board need to have 2 or more board members to agree before sending out
 - the board is not an enforcement entity for the covenants; here to help neighbors work with neighbors to settle disagreements
 - 2-3 years ago there was a move to make covenants mandatory, it was squashed need to have 75% approved by property owners; not enough response to the proposal
- ❖ Livestock & Fencing discussion (Brian)
 - article to go into newsletter with laws, issues, county, community allowances, covenants do not prohibit property owners from fencing out livestock
 - need to fix fences to help with the cattle
 - ranchers are not really responsive to requests to get the cattle
 - laws are out of date, drafted ordinance in 2003 to have the ranchers be more accountable, state supreme court struck it down
 - meeting on the 16th with the board of commissioners for Park county to see what to do
 - Fence out state - the work to change the law would be a state process
 - community question - can budget be used to purchase materials and have volunteers to build the fence? It's more involved than this. We will need a maintenance plan once the fencing is up. this could be an option for maintenance
 - 241/2 miles of fencing
 - Is there a map to know where the fencing should be? In lobby of the community center. Keven Copeland has maps available
 - Community? Where should the cows be - eastern border is forest service land. Cows are coming in through the south through the buffalo. Western edge is fixed.
 - Community ? - Are the cows from the same ranch? yes. Does he not want to get the cattle? There is history here. He is hit or miss as to whether he will come get them.
 - County ordinance to have sheriff enforce
 - Do still call the branding inspector - need picture, color, numbers, letters, from ear tags. He will call the rancher
 - communicate to county this is a safety issue
 - community? email about the cattle? information from the meeting after the 16th
 - rumors of ranchers bringing the cattle to our property - be careful of rumors, only true if pictures videos to prove
 - Jackie isn't the cattle enforcer
 - Timeline 16th working meeting with county commissioners, sheriffs office, maybe - we will have more guidance; newsletter on the 23rd which will be emailed on the website, Nextdoor
 - Community? Will there be an additional line item for donation line item for fencing? This might be helpful. Jeanne will see if we can do this. Maybe a percentage of general donation. A note could be added to earmark the funds.

IMMD Report: (Brian)

- ❖ RV dump station progress
 - Old one is decommissioned - wasn't legal and on a wetland
 - Core is contracted to complete, needs to be approved and check written to finalize; Jackie will send to Carol to approve the contract. The trench is built, but the inspector wants a bed of rock for the electrical wires to lie on.

- Community? Is there a concern about increased traffic? On a peak day, maybe 3-4 RVs. We have had vandalism in the past. Now will be more secure with cameras to look back on who vandalized the property.
- Septic system process for the dump
- fiscal decision to put in a leach field rather than vault
- ❖ IMMD approved their budget and it is on the website.

UNFINISHED BUSINESS (*reference Action Tracker worksheet*)

- ❖ Final vote on new website go-live and hosting costs (All)
 - need to get minutes and updated board members posted
 - cost for hosting from Megan; business (high speed v. basic); well bellowed the \$3100 shannon motioned, Brian seconded, approved
 - Jeanne has everything she needs to go live. We can make changes along the way
 - Current website is collecting membership payments through Paypal - donations for chipping and fencing
 - directing everyone to the website rather than paper membership forms with postage, paper, etc.

Membership Report:

- ❖ 2413 Total IM Lots
- ❖ 2009 Unique property owners. No change from prior month
- ❖ 15 properties changed ownership from 9.9 through 10.29
- ❖ Lost 4 via sale
- ❖ 665 IMPOA memberships verified with 0 new to IMPOA
- ❖ 0 Welcome Aboard (emails/kits requested/sent) -
- ❖ Getting ready to direct people where to go to pay their membership

Firewise update:

- ❖ Our 2023 report was approved and we are current through 2024.
- ❖ Chipping
 - Questions - limited to 60 properties, can we expand this? Budget allocation is \$10,000 for all of Firewise. Is the chipper contract based on properties or hours? If we need additional budget if more properties are interested, we can readdress the budget. Need to bid out.
 - William will communicate with the community.
- ❖ Talked to Kevin Copeland and he will include a Firewise brochure with every property that is sold. He will likely do this with Stageshop as well. Maybe all communities for the information.
- ❖ Firewise has the community physically in Como. Some insurance companies are dropping the discount since the physical location is incorrectly identified in Como. Will is working on getting this changed.
- ❖ Will is working on which lots are wooded and which aren't. This will allow us to see where the fuel loads are on the properties.
- ❖ Gathering names, addresses, emails to communicate fire mitigation.
- ❖ 42 piles at the burn pit - could have had a few more. Need volunteers. Had about 8 people outside Indian Mountain to use the burn pit. \$100 - IMMD board decision every year. Sell the volunteer opportunities.
- ❖ Community? Where do you go to sign up? Nextdoor, website,
- ❖ Get with Chief Trent - Brian and will

LUR and covenants: (BOD)

nothing

Communications update:

- ❖ Upcoming communications
 - newsletter coming - another article about cows, photos
- ❖ Web Site
 - ADA compliance - the scrolling pictures are not able to be ADA compliant - rules are getting more restricted, this will probably get to a point where coding will be required to make ADA compliance
 - Website sliders - motion Jeremiah, second Becky
- ❖ Email received and responses
 - Becky - general questions, cows

2024 Events update: (Jeremiah)

- ❖ Jackie has booked these where needed and posted on the bulletin board
- ❖ Jeanne is managing the volunteer sessions and will take over volunteers.
 - February 17th: Chili Cook Off 4PM to 6PM [Jeremiah]
 - March 9th: Hot Chocolate at the Pavilion 1PM to 3PM [Jeremiah]
 - May 25th: Volunteer Info Session [Jeanne]
 - July 6th: Summer Picnic & Music on the Mountain 11AM – 2PM [Jeremiah]
 - July 27th: Dumpster Days 8AM [Jeremiah]
 - August 10th: IMPOA Annual Meeting Noon – 1PM
 - August 31st: Volunteer Luncheon 1PM to 3PM [Jeanne]
 - September 30th: Picture contest for 2025 calendar [Becca & Jeff]
 - October 5th: Annual Craft Fair 10AM to 3PM [Jeremiah]
 - December 14th: Tamale making w/Nick Rinaldi Noon to 3PM [Jeremiah]

Public Comment

- ❖ Dogs - roaming at large seems to be more common now. Responsibility to the wildlife, other property owners. Dogs packed up will become more dangerous. Can we put something in the newsletter? Leash law county. Jackie will write this article. Put out on Nextdoor? Jeanne can write an article after contacting animal control. Dogs need to be registered in Park county. Include what animal control needs to help with this situation.
- ❖ Community change in the summer - short term rental; fire - call the fire department; spring newsletter has information - we will send this out again, the county has specific rules and processes for the short term rental; we have a paper for the rules for short term renters that can be included in the booklet
- ❖ Cut fence is fixed and we contracted the fence builder to maintain the fence, any recourse for preventing this vandalism. This would have to be done by the property owners since IMPOA doesn't own any of the property. Inviting the property owners to help with the vigilance.

Meeting Adjourned 11:49 by Brian.

Next Meeting Feb. 10, 2024 at 10:30

Submitted by Shannon Graff, on 2-8-2024