



## Indian Mountain Property Owners Association (IMPOA)

Doing Business as Indian Mountain Community Alliances (IMCA)

31 Keneu Court, P.O. Box 173, Como, Colorado 80432  
Tel.: 719-836-9043 | [impoa.bod@gmail.com](mailto:impoa.bod@gmail.com) | [impoa.net](http://impoa.net)

May 15, 2026

**RE:** Official Confirmation — IMPOA is not a Homeowners Association (HOA)

To Whom It May Concern:

On behalf of the Indian Mountain Property Owners Association (IMPOA), I am writing to formally clarify a common misconception regarding the nature of our organization. IMPOA is a voluntary civic association and a 501(c)(4) nonprofit — it is **not** a Homeowners Association (HOA). This distinction has important legal and practical implications for property owners, prospective buyers, real estate professionals, and lending institutions.

The following summarizes the key differences between IMPOA and an HOA:

- **Voluntary Membership:** HOA membership is mandatory upon establishment of ownership of a dwelling or structure. IMPOA membership is entirely optional and is not automatically established upon ownership of land, a dwelling, or any structure within Indian Mountain.
- **No Covenant Enforcement Authority:** HOAs typically possess the authority to enforce community covenants. IMPOA does not hold such enforcement authority. The covenants applicable to Indian Mountain properties are enforced exclusively by Park County.
- **No Design Review Authority:** HOAs commonly operate design review boards that approve alterations to properties and structures. IMPOA has no such board and does not review or approve any alterations. IMPOA may direct property owners to appropriate informational resources, but holds no approval authority.
- **No Ownership or Maintenance of Common Areas:** HOAs typically own and maintain community common areas. IMPOA does not own or directly maintain any common areas within Indian Mountain. Ownership and maintenance of common areas is the responsibility of the Indian Mountain Metropolitan District (IMMD), a separate governmental special district funded by property taxes.

Accordingly, properties and dwellings located within the Indian Mountain district are not subject to HOA membership, HOA fees, or HOA governance of any kind. This letter may be used as official confirmation of that fact by prospective buyers, real estate agents, title companies, and lending institutions.

Should you require any additional information or have questions regarding the nature of IMPOA, please do not hesitate to contact us at [impoa.bod@gmail.com](mailto:impoa.bod@gmail.com) or by telephone at 719-836-9043.

Sincerely,

A handwritten signature in black ink, appearing to read "Edgar E. Vidal".

**Dr. Edgar E. Vidal**

President, Board of Directors

Indian Mountain Property Owners Association (IMPOA)