

INDIAN MOUNTAIN PROPERTY OWNERS' ASSOCIATION

Meeting Minutes

Oct 12, 2024

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



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

Absent:

Visitors: Roy Wells, Carol Darland

Firewise Coordinator - William Graff

Call to Order: Oct 12, 2024 10:45 AM by **Kathryn Abrahamson**

Agenda Changes/Approval:

MOTION: moved by Shannon, seconded by Kathryn, passed

Secretary report: (*Shannon*)

- ❖ Merchandise
 - Budget - \$1500
 - Motion shannon second becca passed

Treasurer report: (*Chad*)

- ❖ Nothing has come through, we will update next time.
- ❖ Most current updates in annual meeting

Communication: (*Becca*)

- ❖ Fall Newsletter
 - Waiting for input
 - Presidents and IMMD will send
- ❖ Flyer for picture contest
- ❖ Facebook? Check this out
- ❖ South Park Bulletin

Membership: (*Becca*)

- ❖ Becca will tackle the spreadsheets
- ❖ Kathryn will get keys to Becca and Shannon
- ❖ A few Paypal account
- ❖ The website should automate membership tracking
 - We still have budget to work with Morgan

BUSINESS

- Review IMPOA Bylaws - purpose, obligations & board positions (<https://impoa.net/bylaws/>)
 - Purpose (article 5, section 1)
 - Goal setting and budget for the year
 - Focusing on fencing and cattle

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- Working with Lindy with the Quail road
 - Specifics to property owners with an understanding of what will happen
 - Kathryn will go out and check what is happening on Quail - might be due to the natural features of the property there
 - Questions about covenants - spent a lot of time clarifying our role and the actual covenants
 - IMPOA is not an enforcing agency
 - Activities are things we need to take on thoughtfully based on the ability of the board members and volunteers
 - Dumpster Days - FireWise
 - From audience - What about the Annual Picnic?
 - We will be getting clarity around what we are doing.
 - Thoughtful about what events we do and how much time is invested.
 - We have made no decisions yet on what activities we will be having next year.
 - WE NEED VOLUNTEERS!
 - Responsibilities (article 8, section 2)
 - Keep a record, supervise the members, communication
 - We can do a better job.
 - Cleaning up the website
 - Thoughtful about who is updating the website
 - Meetings (article 9)
 - Obligated to have 1 meeting a year
 - Board Positions (article 10)
 - Activities director does not exist in the by-laws. We are open to having this position when this person focuses on the volunteer recruiting.
 - Positions are:
 - President
 - Vice-President
 - Secretary
 - Treasurer
 - Membership Director
 - Communications Director
- Discuss Board Priorities
- Appoint Board Officers - The required board positions for IMPOA include the following six officer roles:
- 1. President - Shannon
 - 2. Vice-President - Kathryn

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- 3. Secretary - Split Shannon and Kathryn
- 4. Treasurer - Chad
- 5. Membership Director - Becca (potentially fill with an new member)
- 6. Communications Director - Becca
- Board Member search
 - Kelly Hartman - former board experience
 - Becca will follow-up
 - Posting on Nextdoor and email
 - Due date 11/1
 - Member in good standing and property owner
- Request from Carol Darland to donate to the Thanksgiving Potluck
 - 11/9 from 4-7 after the board members - not done deal yet
 - Carol would like a financial donation, plates, forks, etc.
 - Smoked turkey donated by Carol and husband
 - We are happy donate what we currently have.
 - Will and Shannon with donate a roasted turkey
 - \$500 for other purchase to support the event motioned by Kathryn, seconded by Shannon and approved.
- Volunteer luncheon
 - We will donate swag for the event
 - Motion that shannon picks out swag to donate Kathryn motioned, Becca seconded, and approved
- Fence - property access blocked
 - See above
 - Kathryn is following up with driving by and talking to Lindy
 - Might need to work with the county about where the fence could go with the road - the road is not in the correct place.
 - Property owner - family trust BNB Holdings LLC - may have some concerns
 - One property owner is trying to get answer so she can sell her property
- Website - See above, we will continue to talk about this
- Mail/check pick-up and banking
 - Kathryn will get us the keys
 - Shannon can handle authorizing getting the mail
- County Road and Bridge has scraped all chip sealing projects due to funding
- STR update from county
 - County is working on ordinances and oversight of STRs
- Banking
 - Look into banking at TBK banking
 - Make an appointment
 - Copy of these minutes
 - Officers need to be present with picture ID

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- Check with Chad
- Tax exempt address change - currently listed as an address in Denver Metro area

Events:

- ❖ Craft fair went well! More vendors, more buyers! Positive feedback about the date change to the beginning of October. Some would like the event even earlier. September? Consider the timing of the garage sale by IMMD.
- ❖ Picture contest for calendar - approve prizes
 - \$50 Gift Cert Amazon for first place
 - Free calendar for others
 - Move to a better quality calendar
 - Shannon motioned, Kathryn seconded, and approved

2024	
Oct. 26	Annual Trunk or Treat 4pm to 6pm - IMMD
Nov. 15	Picture contest for 2024 calendar
Dec 14	Tamale making w/Nick Rinaldi Noon to 3pm

IMMD Report:

- ❖ In budget season
 - Mill levy and budget will be finalized on 11/9
- ❖ Carol Dorland will be our liaison between the two boards for the time being

Firewise: *(Will Graff)*

- ❖ Working on FireWise report due Nov. 15th
 - Went well this year
 - Chipping work well this year continue with the process we used this year - based on time rather than number of properties
 - Dumpster days went well
 - Firepit is full :-)
 - Will will complete the application for next year
 - Cisterns -
 - The old dump station is being potentially being converted to a holding cistern for the fire department
- ❖ Will write a FireWise article for the newsletter
 - Tax credits for fire mitigation
 - Insurance companies looking at properties for potential fire risk
 - What we did this year
- ❖ Property concern - email from

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- Suggestion to talk to the neighbor, however, the neighbor is not friendly
- County ordinance does not include slash
- IMPOA
- ❖ Working on additional ways to motivate people to mitigate their property
- ❖ IMMD has hired a forester to determine what needs to be done on the mountain. They will have a 10 year plan for the mountain.
 - Communication
 - Website
 - Flume
 - Occasionally Nextdoor
 - IMMD meetings
 - Work sessions
 - This will be included in the newsletter



❖ **Meeting adjourned** at 12:35 motioned by Shannon, Second by Becca and approved
Next Meeting Nov. 9 , 2024 at 10:30am
Submitted by Shannon Graff on Nov. 12, 2024 to IMPOA BOD.