



INDIAN MOUNTAIN PROPERTY OWNERS' ASSOCIATION

Meeting Minutes

September 13, 2025, 10:30 a.m. (or after, subject to IMMD Meeting Adjournment)

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 – Joy Ariel, Membership Coordinator - Vacant, Communications Director - Becca Wilhelm, ~~Secretary – Edgar Vidal~~

Firewise Coordinator - William Graff

Absent: Kathryn Abrahamson, Chad Wilcox

Called in: Members

Call to Order: Shannon Graff

SECRETARY REPORT

- ❖ Minutes of July Meeting handled by Kathryn because Edgar was not able to attend. Kathryn took notes from the July meeting. Minutes could not be approved.

TREASURER REPORT

- ❖ Mammoth Mitigation is asking when they will be getting paid.

Summary of Financial Position



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NEW BUSINESS

- ❖ Cattle presence in Indian Mountain properties:
 - Allan Dallales: is tired of picking up cow pies. Could we get paid for grazing rights by sending letters? Likely not feasible and would be thrown out of court.
 - From the phone, Rose: Grazing helps the aeration of the soil, fertilize the soil.
 - Jackie Middelhoek: Described the history of having this issue from past times. This has been taking to court already in the past and was thrown out. Colorado is an “Open Range State”, and thus Park County. We are not a municipality. Colorado is a fence out state, with a proper three wire fence. The only recourse available is if the cattle break through the fence and cause damage to the property. The situation is a Civil Court matter, and does not involve the Sheriff. There has to be clear evidence of the markings on the cattle to proceed. IMPOA setup a three-wire fence in 2022 towards the Western boundary for \$38,000. Cattle grids are about \$30,000 each. Still need to fence out the rest of IM boundaries. It is up to each individual at the end of the day. Park County tried to change the law, and lost against the State. Bureau of Animal Protection is the place to go if you see a cow with visible sickness. One of the places the cattle graze is in the Springer Ranch, so Cowboys actually come to IM to gather cattle and herd them back to their property. It is against the law to actual bring in the cattle to the property, and not that they are wandering in. So taking pictures and videos showing that they are actually unloading cattle into the property.
 - Owner Comment: Realtors used to tell buyers that Colorado is a Open Range State. IMPOA will ask Jefferson Realtor is they still do that. Cows have been roaming around since he has been here in 1986.
 - Joy Ariel: Brian Cooker, who was VP of IMPOA many years ago. The Western fence was completely repaired, but there is no clear evidence of its state. Was it cut? The Southern fence was completely down; 20 years ago the fence was intact. If we let the fence completely come down, we will be completely exposed to more cattle. The fence should be on easement. IMPOA, BOD Minutes have shown that they worked with ranchers in the past to address these issues.
 - Owner Comment: The Barrs got the grazing rights from the Gardeners on what is now BLM land. They enclosed the property, and have essentially forced cattle movement by fencing it (put up 8 to 10 years ago). Because it is BLM land now, it belongs to the Feds and would be illegal to remove. We are getting a lot more people abusing the properties of IM. We should consider setting up a volunteer crew for repairing the fences.
 - Owner Comment: There seems to be a rule that is a parcel was created after 2003 there can be no open grazing. There is another rule that cattle cannot cause environmental damage, like over grazing. If cattle is contaminated with Coliform, then it is an argument that they are causing damage to the environment. Can we also make IM close range? Another rule that exists the rancher needs to prove that where they go there is enough for the cattle and close enough to them. Cattle is not allowed to graze on protected native grassland. The Bureau of Animal Protection delegates to local agencies to look into animal abuse like lack of water, including the Sheriff and Animal Control. Is fencing off springs an option?



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- Owner Comment: We should take the action to educate the community on alternative ways to mitigate the problem rather than going a tougher route. We will put information on the website.
- ❖ Redistribution of duties among BOD.
 - Joy Ariel: Would not mind be the receiver of community complaints, information, comments, etc.
 - The BOD needs to review the Bylaws and Articles of Incorporation to ensure what can be and cannot be done.
 - A follow-up meeting date will be sent out to address this new business.
 - A possibility is to change Bylaws, but will require the majority of IMPOA members to approve.
- ❖ Money was donated to IMMD for the fire mitigation. They are in the grant writing process, and is asking if donation is possible. They need a letter of commitment to donate or support at least by first of October. The BOD approves to donate \$15,000 for this and will send a letter next week.

EVENTS

- ❖ Thanksgiving Potluck date changed to November 22nd.
- ❖ Dumpster Days - July 26 (was successful)
- ❖ Craft Fair (Sept. 20) - (Becca, Kathy & Shannon): Preparation still under. Meals will be prepared for people that will attend. Fourteen tables signed up.
- ❖ Photography contest: 20 submissions to-date.
- ❖ IMMD: They set the Chilli Cookoff with new voting rules and procedures. The Tamale with Nick will occur
- ❖ Next BOD meeting in November.

IMMD REPORT

- ❖ Not addressed.

MEMBERSHIP REPORT

- ❖ We have 417

FIREWISE

- ❖ Mammoth Mitigation needs to be paid.
- ❖ Information from IMMD on mitigation efforts: Not presented.
- ❖ Update on chipping: None given.



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COMMUNICATION

- ❖ Answering many emails from Realtors.
- ❖ Newsletter is being processed.

OLD BUSINESS

- ❖ Old Business was not discussed given the lengthy discussion on cattle presence in IM.
- ~~❖ Review policy re: email motions~~
- ~~❖ Reiterate policy allowing quarterly meetings~~
- ~~❖ Merch sales update and proposed use of proceeds to restock merchandise~~
- ~~❖ Use of old merchandise for raffle prizes~~
- ❖ General information blast to community (focus on county resources and how to file complaints with county)

Meeting adjourned at 11:54 a.m.