

**Minutes from October 20th, 2018 Board Meeting
Indian Mountain Community Center**

1. **Call to order / Establish Quorum:** 10:03
 - Board Members in Attendance – Georgia Comstock, Don Comstock, Travis Stuckey, Spence McCallie, David Drake, Frank Lambert
2. **Consideration of Agenda:**
 - Added under old business: Bi-laws/ Covenants; Violations; Liability for board members.
 - Added under new business: Dues increase
3. **Minutes:** Minutes from the July 7th board meeting were given to the board members. The minutes were approved unanimously.
 - Minutes from March 30th meeting were approved.
4. **Treasurer's report:** \$11,804.06 in regular account; \$5,040.79 in water account.
 - \$15,702 in open / unpaid dues; down from \$20,000 last meeting.
 - Travis asked for a list of lots of unpaid dues and breakdown of carryover dues.
 - 32 turnovers to date and 12 pending.
 - Discussion on what can be done to collect past due.
 - Suggested we contact the EROA attorney in Fairplay to learn our options.
 - Frank and David said they would set an appointment to learn more.
 - Also look to collection agency that specializes in HOAs.
 - David Drake brought up the point that dues notices need to be mailed as well as emailed. Thought was that many didn't receive notice through email.
 - New board members need to get to the bank and revise signature card.
5. **Architectural report –**
 - Art is resigning from the Arch Committee.
 - David Drake will take Art's position on the committee
6. **Security report –** Terry made a report
 - 4 properties have full time trailers
 - No burning permits are being issued because of fire danger
7. **Election committee –** Two new board members are needed for 2019
 - David Drake and Travis Stuckey will be up in 2019.
 - No response to call for new board members on the web site.

8. Old Business

- A review of the bi-laws and governance policies are needed.
- There are amendments that need to be made by.
- Liability of Board Members was discussed.
 - i. Spence informed us that agents of the board are covered from liability.
- Complaint form need to be posted on website.
- Water discussion
 - i. Board discussed the inspection of Tarryall Ranch Resivoir.
 - ii. Spence gave his opinion on repairs needed
 - 1. Spillway work is needed to meet state requirements
 - 2. Valve and Pipe are 45 years old and will need to be replaced
 - iii. Inspection included Slater Ditch and Long Pond.
 - 1. Work has been done on the ditch
 - 2. BS is wanting to improve the release area of long pond
 - 3. If work is needed on ditch / pond, it was suggested we pull info on all parties that have rights to that ditch and include them.
 - iv. Next Steps
 - 1. Get inspection report
 - 2. Plan how we move forward, what money is needed
 - 3. Evaluate dates for improvements
 - 4. January 5th meeting – review report and plan
 - 5. Budget and retain funds for capital expenses.

9. New Business

- It was requested that a list of RV storage facilities be posted on the website.
 - i. Travis said he would post the list but asked other board members to create the list.
- Changes to Indian Mountain Burn Pit.
 - i. Fire department no longer going to burn the pit.
 - ii. IM will be responsible for burning the slash.
 - iii. Closed until further notice.
 - iv. We need to find the contact and discuss if this will be available to our residence in 2019.

Meeting adjourned at 11:48