

INDIAN MOUNTAIN RECREATION and PARK DISTRICT
DRAFT Minutes of REGULAR BOARD MEETING

JUNE 9th 2012 9am-11am
OFFICE and BOARD MEETING FACILITY
31 KENEU CT.

Call to order-----Welcome to All 9:00 am by Susan

Additions to the Agenda

Board Attendance: Susan Stoval, Ron Vail, Glenn Haas & Bev Bushaw

Excused: Ronnie Lane

Guests in Attendance:

Tim Higgins, Forrest Wheeler, Leon Lux, Fred Burdick, Lou DeCarolis

Secretary's Report

Motion: The Board approves the minutes of the May 12, 2012, regular board meeting. *Unanimously approved.*

Treasurer's Report

Motion: The Board approves the treasurer's report. Balances include General Fund= \$150,703.54 Special Conservation=\$1,989.30 Total=\$152,692.84
Unanimously approved.

Business Manager Report (Samantha)

- 20 paid homeowners using burn pit
- 183 IM homeowners on file using burn pit
- 49 RVs registered in RV lot
- Board approved purchase of computer protective software for office
- The Board approved the securing of a debit card
 - **Motion:** The Board approves securing of a bank debit card for District business for up to \$1K. *Unanimously approved.*
- Samantha provided copies of a subcontractor agreement to retain services. The plan is still to submit the job descriptions for the Business Manager and Chief of O&M to the District's legal counsel to ascertain whether we are legally compliant in considering Samantha and Forrest as subcontractors versus employees.

Facilities Manager report (Forrest)

- Gate at burn pit has been installed
- Wilson graded road to burn pit
- Kids playground equipment has been checked out
- 2/3 of golf course completed and will likely come in under budget
- Mike is working out well
- Forrest expressed deep concern and frustration about issues of whether to attend regular Board meetings and of mileage reimbursement. He expressed his willingness to vacate his job. The Board respectfully heard his concerns,

responded to the situation from their perspectives, reminded Forrest that we are a new Board and in the process of preparing a job description which has never existed, and that in this process which should be completed in July such issues would be addressed in writing so everyone has a common understanding.

The Board stated several times that Forrest's role and value to the community was significant and deeply appreciated. The Board offered a sincere apology for the stress, confusion and frustration that Forrest had been feeling. It was agreed to move forward by using the pending job description as the vehicle to clarify issues like meeting attendance and mileage reimbursement.

Unfinished Business

Pond Restoration: Leon Lux updated the Board on the idea of pond restoration.

- There is water in wetlands
- Under the pond area is decomposed granite not capable of holding water
- Need to line the pond
- Spring runoff and collection of debris requires a diversion canal to the spillway
- The dam would need to be lowered by several feet
- Rough costs included: \$70,400 for liner; \$30,000 for ground work; \$35,000 for liner installation; \$25,000 for wetland drainage system; unknown costs associated with any permits and legal fees. Total costs would be in \$200K vicinity.
- The Board thanked Leon for his time and information.

Bylaw Revisions: Glenn reviewed the several iterations and Bylaw drafts the Board has reviewed, and input received from the Board.

Motion: The Board approves the May 25th, 2012 draft of the Bylaws, effective immediately. *Unanimously approved.*

Glenn will remove track changes and send approved version to Board. Copies will be made for insertion in each Board book and Samantha will fill with County Clerk.

Service Plan Situation: Glenn reviewed his efforts with Park County attorney, SDA President and DOLA as to revising the District's service plan. The Board agreed that the 1975 service plan is not sufficient and it is our fiduciary responsibility to clean up the situation.

Motion: The Board agrees that the 1975 Service Plan, in consultation with Park County Attorney, is in need of updating and revision. The Board agrees that the Secretary will begin to prepare a draft of a revised Service Plan and to activate appropriate notification of a planned revision. *Unanimously approved.*

The Board recognized that this will take a year or so, and that it will incur legal fees. Glenn will ask the District's legal counsel on how to proceed.

Personal Use of District Facilities and Services: Glenn presented a motion that was intended to clarify the personal use of District facilities and services.

Motion: The Board agrees that private personal use of the District's facilities or services by past and current Board members, staff, contractors, or other property owners, without following the same process, fees, and rules governing the community at large, is not acceptable. This applies to, but is not limited to, the use of the Lodge, Community Center, RV storage, bulletin boards, website, trash dumpsters, keys, business office, equipment, parklands and open space. *Unanimously approved.*

Status on protective covenants --- Glenn reported that the repeal of the 2008 protective covenants is on file at the County Clerk's office.

Gold Pan park fence--- the fencing project has been completed. Special thanks to Ron Vail, Tim Higgins, Roger Mattson, and Ronnie Lane

Signature changes --- Susan reported the authorized signatures have been changed at the bank.

IMPOA Plaque---Susan reported that she is working with IMPOA to prepare a special plaque for the CC acknowledging the financial support and cooperation of IMPOA.

CPR class 6-16-2012 1-5pm---it is set to go and people can sign up.

July 7 Volunteers / kids sponsored games --- Board agreed to sponsor games for \$50.00 as last year.

Signage on IM Park --- Ron and Susan reviewed the need to repair and improve the directional and interpretation signage in IM Park. Pictures were circulated. Some volunteers have offered to help with installation. Susan will take lead on getting new signs made. This task is within the budget allocated this year.

New business:

Bev presented a proposed financial sheet she is developing that would help the Board see how much money has been spent for each line-item of the detailed annual budget and how money is remaining. The Board was very pleased and its utility to making budget decisions throughout the year was recognized..

Lou DeCarolis presented his idea to volunteer host a "Parking Lot Sale" on Sunday June 30th from 9am—2pm. The Board offered to allocate \$50.00 for food and drink and several members volunteered to help with lunch prep. Lou will work with Samantha to advertise the event and to register interested people.

The Board revisited the issue of the pond restoration. It was agreed that to move forward we would need a more full and complete feasibility analysis prepared by a professional firm and detailed in writing. It was agreed that the financial size of this project required an open competitive bid process and a carefully considered business-like decision by the Board. Fred Burdick offered his ideas in agreement that the Board gets some additional professional input.

Public Comment: Comments taken throughout the meeting.

Next Meeting: July 14, 2012

Minutes taken by Glenn Haas, IMRPD Secretary. These minutes were reviewed and approved by the Board on July ____, 2012.