

Fall issue

September 2012



Indian Mountain News

IMRPD

Happy Retirement

After four and a half years, Forrest Wheeler, the maintenance tech for IMRPD

has decided to hang up his boots and head for greener pastures.

IMRPD has enjoyed working with Forrest, from A to Z there were not

very many things that he could not handle. He took a personal interest in making sure that all of the Districts facilities were well taken care of. When ever an issue or concern came up Forrest was always available to take care of the issue promptly. One day this

summer, he and his helper actually herded some horses off of the pasture golf course!

IMRPD has appreciated your devotion and years of service.

Best wishes always



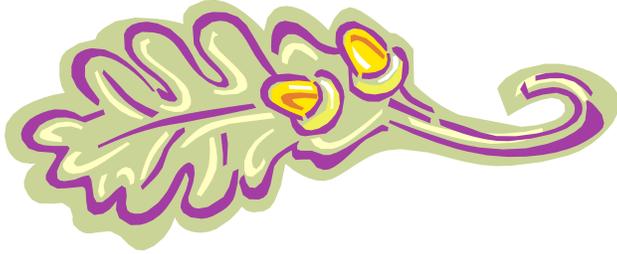
The Burn Pit

This summer was one of the hottest, driest seasons on record for Colorado. Our state experienced some horrific fires, that destroyed thousands of acres of forests, destroyed homes, and tragically lives were lost. A huge emphasis has been placed on adequate fire mitigation to help reduce the fuels available that feed fires. In our subdivision, IMPOA has helped by making chippers available to property owners wanting to clean up their property. This increased awareness about fire mitigation has resulted in the burn pit being heavily used, which is great news for Indian Mtn residents. Yet due to recent fire bans and extremely dry conditions the fire department has informed us that they do not want to burn the pit until there is snow on the ground. Until then, we ask that when using the pit please try to get your slash on top of what is already there. We need to make good use of what little space is left. We are asking for your assistance in making the pit accessible to those who want to continue participating in good fire mitigation efforts.

Also we need to remind folks that dumping of construction materials is prohibited and could result in the pit being shut down. There will be a \$1,000.00 fine imposed on any one caught violating the rules...The burn pit is a valuable asset to Indian Mtn. property owners, every one needs to do their part to protect it....Thank you.....IMRPD

The IMRPD Service Plan

Special districts in Colorado have a service plan approved by the contract between the District and the community regarding what facilities and services will be funded by the property owners. The Indian Mountain Recreation and Park District is today legally guided by a 40-year old (1972) Service Plan, approved by the Park County Board of County Commissioners (BOCC), and which states what facilities and services will be provided to the



are required to have a service plan in Park County. A service plan is a contract between the District and the community regarding what facilities and services will be funded by the property owners. The Indian Mountain Recreation and Park District is today legally guided by a 40-year old (1972) Service Plan, approved by the Park County Board of County Commissioners (BOCC), and which states what facilities and services will be provided to the

The Board voted in June, 2012, to begin the process of updating its Service Plan. The following section is an excerpt from the draft petition being prepared for submission to the Park County BOCC this Fall. A September 2 community meeting was held to brief the community and gather input. You can stay informed on the updated Service Plan and the county process via updates on www.indianmountain.info. If you have questions or suggestions please contact Glenn E. Haas, IMRPD Secretary, and the Board lead on this project (glennehaas@comcast.net; 970-498-9350)

(Excerpted from the August 2012 Draft Petition)

I. Rationale for this Petition

The IMRPD Board of Directors is petitioning the Park County Board of County Commissioners (BOCC) to update and restate the District's 1972 Service Plan.

On June 9, 2012, the IMRPD Board voted unanimously to initiate the petition process after consultation with the following:

Park County Attorney,
Department of Local Affairs,
Special District Association,
Headwater Authority of the South Platte (HASP),
Colorado Division of Water Resources,
Indian Mountain Property Owner's Association, and the
District's legal counsel at Collins, Cockrell and Cole.



The rationale for this petition follows:

1. The 1972 Service Plan is today impractical, unrealistic, and misleading to the current and future property owners in the Indian Mountain subdivision. There have been many changes over the 40 years since the District was created and the current Service Plan was devised, and the Plan does not reflect the current services, activities, and facilities provided by the District.
2. The 1972 Service Plan has no reference to the need for managing, protecting and conserving the District's 450 acres of parklands, forests, open space, grasslands, wetlands, ponds, waterways, and wildlife habitat.

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3. The 1972 Service Plan does not accurately reflect the community's desires for the services, activities, and facilities to be provided by the District.

4. The 1972 Service Plan is not consistent with and is disconnected from the court order which formed the IMRPD (11th Judicial District, Civil Action No. 4062, June 30, 1975) with regard to the water storage and transfer assets associated with the District. Furthermore, the Service Plan does not recognize that the District manages two ponds, several earthen dams, wetlands, and a section of the Tarryall Creek on its property.

5. The Indian Mountain community does not own or administer the court decreed water augmentation plan governing the 2,500 lots in the subdivision. The IM water augmentation plan is owned and administered by the original developer of the Indian Mountain subdivision, who is now doing business as Indian Mountain Corporation. In the event of non-compliance with the augmentation plan, the Division of Water Resources has informed the community that all consequences, including the shutdown of the residential wells in IM, would accrue to the community, not the current owner of the plan of augmentation.

The social and economic harm to the 2,200 IM property owners of such consequences would be significant, as would the associated loss of tax revenue to Park County. Therefore, the District is seeking alternative ways to assure full compliance with the plan of augmentation including the option of owning and managing the IM water augmentation plan.

6. The IMRPD shares in the governance of the Indian Mountain subdivision with the Indian Mountain Property Owner's Association (IMPOA). IMPOA is a Colorado non-profit, 501 C (4) corporation formed in 1985 by concerned property owners in the subdivision. IMPOA is uniquely and distinctly disadvantaged from other HOAs in Colorado, in that it is a voluntary organization of IM property owners with no authority for covenant compliance or to obligate property owners for any fees or charges.

The most significant concern to IMPOA's nearly 700 members is the control and the sufficiency of water augmentation resources to assure the availability of well permits for the 2,500 lots in the subdivision. IMPOA supports this petition to update and restate to IMRPD Service Plan in order to enable the community to own and administer the IM water augmentation plan.



IM Ponds

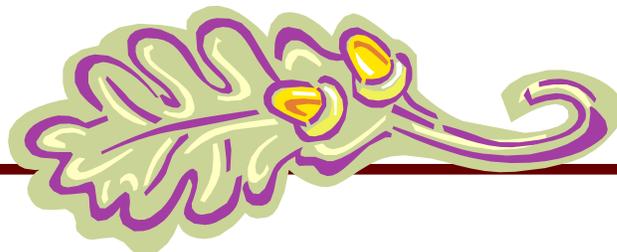
If you travel around IM you will see earthen “check dams” in our ravines and drainages. The check dams are intended to capture rainfall and control erosion from fast-running seasonal streams and the occasional monsoon downpours. The two largest check dams are below the community center along Arrowhead and Breton Circle. Ten years ago, there was enough water that these two dams provided us with two attractive ponds.

But in the years since, the lower pond gave up its water to evaporation and to the soil below, only to be replaced by a lush meadow of grasses. If you turn off Arrowhead on to Breton Circle you can see the outline of the lower pond and the lonely bench on the breast of the check dam. The upper pond, which you can see from the community center windows, is now struggling. Water levels have been very low the past five years and vegetation is creeping in.

The District wrestled this summer with what was the best course of action to take. One pond restoration bid, including excavation and a liner, was in excess of \$200,000. The District published a public “Request for Bids” in late June for a Pond Restoration Feasibility Analysis. Four bids were received ranging from \$4,000-\$20,000 for just the feasibility analysis.

In the course of reviewing the four bids, the Board reflected upon the long-term situation. Not only would there be feasibility and planning costs, but major construction and permitting costs. The Board also discussed costs and work associated with cattle trespass, fencing, water quality, fish stocking, recreation liability, parking, and signage. It was mentioned that fishing opportunities are plentiful in Park County and, now that Gold Pan Park has been developed, there is another option for the IM community to access water.

The Board decided by unanimous vote at its August meeting to let Mother Nature takes its own course with the upper pond, and to let the upper pond go the way of the lower pond; that is, the area would re-vegetate itself over a couple of years but still retain its purpose as a catchment basin and for erosion control.



Gold Pan Park

In our May newsletter we reported on the fencing of the Gold Pan Park area off Breton Circle. It has made a noticeable difference in the lushness of the vegetation. The community has quickly embraced our newest outdoor recreation asset with families, children and pets enjoying the cool waters. The District received some advice on how to improve the fishery and proceeded to plant six coyote willows in August. These bushes will grow and spread quickly, providing shade and cover for fish along with streambank stabilization.

Please do your part to leave the area cleaner than when you arrived. And remember---catch and release fishing only. Enjoy!



Disc Golf Course

This summer Indian Mountain's eighteen hole disc golf course has seen hundreds of folks enjoying this popular sport.

Every weekend there are many groups of people up on the mountain having fun.

The course will need some minor repairs to the tee boxes and the information

sheets that were attached to them. Some of the fairways have dead fallen trees that need to be cleaned up. We welcome anyone who would like to volunteer to help with some of these projects.. Some suggestions have been made to adding some wooden benches at some of the scenic spots, to rest and take in the views.. This has turned out to be a real gem of a recreational spot, but with all this usage, has come some abuse too.

People are leaving trash and cigarette butts on the mountain.

This area belongs to all of us, so if you pack it in, please pack it out .

Hiking Trails

Indian Mountain is home to the Nature Trails which were built by volunteer property owners with the aid of the Conservation Trust Fund. There are four different trails on the mountain in varying degrees of difficulty. The trails have been heavily used and there has been some vandalism to some of the signs. The entire trail system is in need of an upgrade, everything from the trail head sign to the existing interpretive signs, to the map it's self. In an effort to make the trails safer and more informative to hike, we are looking at options that would significantly enhance the hiking trails. The goal is to up grade the hiking trail system with professionally done, low maintenance, and long life trail signs.



The Comfort Station

The weather this Labor Day weekend was some of the nicest we've had in a long time. Consequently a lot of people were using the Comfort Station over the long weekend. Unfortunately there were three vehicles each with a 500 gallon water container on a trailer that proceeded to deplete the water, resulting in the Comfort Station needing to be shut down.. There is speculation that these folks are not from Indian Mountain, and will continue to abuse our facility...Therefore the water system is going to be restricted to a gallon a minute in an effort to discourage this kind of abuse.. The restriction will help to ensure that all Indian Mountain residents will be able to use the bathroom and shower facilities whenever needed and not have to worry about a lack of a water supply...Also the water at the Community Center will not be available for public use....

We would ask that if you see anyone abusing any of the Districts facilities that you get a license plate number and report it immediately.

IMPOA

Reminder

Campers and RVs are to be removed from undeveloped lots by November 1 per Indian Mountain Protective Covenants and long standing practice in the community. The Covenants provide as follows: "TEMPORARY STRUCTURES: ...owner may camp on his property, using a tent, camper or temporary trailer for a period not to exceed 90 days or 30 consecutive days in any calendar year." Please uphold the quality of our subdivision by storing your camper at the RV storage area provided by the Indian Mountain Recreation and Parks District, or other storage area of your choice.

Notice

*Campers and RV's are to be removed
from undeveloped lots BY Nov 1*

The IMPOA board has learned that fencing has been removed from Indian Mountain property bordering US Forest Service land and State Land Board Trust land. In one case, the removal was to correct a property line and, in another case, it was to facilitate movement of horses. Removal of such fences without the consent of the lessees of the state or federal land is illegal and will be reported to the proper authorities when witnessed. Indian Mountain property owners with concerns for the fences on these state and federal lands should contact the IMPOA board to obtain contact information for the lessees.



New Business

A new business has opened in Como! The Como Country Store, owned by Ray Trujillo, recently opened near the Como Dept. On the outside, it looks like an old mining building, but you will be surprised by what you see inside. This old building has been beautifully remodeled with reclaimed beetle kill wood. The general store offers a variety of miscellaneous items from bread and milk, to candy and liquor. It is small, but growing. Check it out and support a local business!

IMPOA MEMBERSHIP

A short time ago, IMPOA launched an effort to increase membership. Underlying this effort was the belief that if property owners knew what IMPOA did, more owners would want to join and support the association. The IMPOA board organizes volunteers who work hard for the property owners of Indian Mountain. It also brings people together to address issues that concern us all. Recent efforts include road safety issues, wildfire mitigation, and Dumpster Days to name a few. Additionally, IMPOA began an annual mailing to all property owners to make it easier to pay dues. The result has been a nearly 100% increase in membership, with membership closing in on 700 dues-paying members in 2012, an all time high! This increase shows that the property owners care about their community and want to be actively involved. If you agree, please help spread this word - IMPOA needs the support of all property owners to be an ever more effective voice for our community. So, when you see the annual dues letter for 2013, join up and help us best the 2012 record.

Thanks For Volunteers

The chipping projects this year enjoyed the assistance of four volunteers who helped their fellow property owners when the CUSP chipper was at their house. Kudos to Paul Hovland, Jennifer Kammerer, Carl Martinez, Donna Mattson and Dennis McQuillan.

This summer saw a dramatic increase in the use of chipping of forest slash to help reduce the wildfire potential in Indian Mountain and to improve defensible space around a number of homes in the subdivision. The chipping projects for the past two years have been conducted in accord with Indian Mountain's Community Wildfire Protection Plan. The chipper and crew are provided by the Coalition for the Upper south Platte (CUSP) while IMPOA organizes the schedule and trains homeowners in preparing for their chipper day. In 2011, chipping was conducted on 6 properties in IM; in 2012, the number of projects grew to 18. All of the homeowners involved report satisfaction with their efforts and the support of the CUSP chipper and crew. If you would like to get in line for a project on your property next summer, please contact Roger Mattson at rdmattson@comcast.net. In the meantime, don't forget that IM property owners have free use of the burn pit administered by the IMRPD (see <http://www.indianmountain.info>).

Information on the Web



IMPOA

If you are reading this newsletter, chances are that you already have access to the IMPOA website. We have been updating the information available on the site and welcome your feedback if you find errors or can't find information that you think would be valuable to you and other property owners. Drop us a line at impoa01@hotmail.com. Two documents that we hear a lot about are the Park County Land Use Regulations and the Indian Mountain Covenants. You can find a link to the Covenants under the Governance tab on the IMPOA website (www.IMPOA.net) and the link to the LURs on the Park County website is (<http://www.parkco.us/index.aspx?NID=189>).

IMRPD

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Contact Samantha Bertin (*Business Manager*) for

IMRPD & IMPOA for more info on Indian

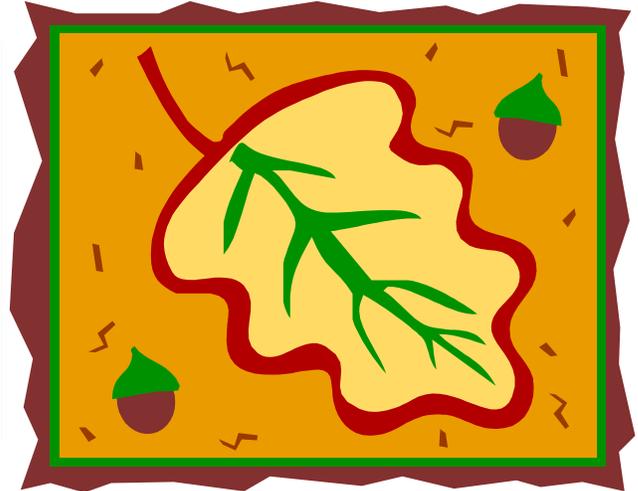
Mountain Subdivision activities and policies.

719-836-9043



Or email @ indianmtn@hotmail.com

We're on the web
indianmountain.info
www.impoa.net



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Gail Lane	Secretary	2013	479-283-6667	gaillane2013@gmail.com
Roger Mattson	President	2013	303-278-1406	rdmattson@comcast.net
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Samantha Bertin	Business Manager	--	--	cloudnineranch@hughes.net
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