



# Indian Mountain News



*Summer Issue: May 2013*

## **Indian Mountain Metropolitan District (IMMD) News**

### **Community Open House May 26<sup>th</sup>**

IMMD and IMPOA will once again host a community open house on Sunday, May 26, from 1:00 to 3:00 pm at the Community Center. All property owners are invited to attend and to bring their questions. The agenda will be far-ranging: community center hours and activities, fire mitigation activities, new burn pit and RV lot programs, volunteer opportunities, book exchange, lodge improvements, and the water augmentation plan. There will be a chance to meet and greet all the IMMD and IMPOA Board members, and learn how you can get more involved.

A special guest will also join us: Mr. Frank Conner of the Park County Sheriff's Office will brief us on a new IM community patrol program and remind us of the rules related to off-road vehicles, fire bans, shooting, and where to get information.

### **IM Water Augmentation Plan**

As a reminder, Park County approved the change in the Indian Mountain Recreation and Park District to the Indian Mountain Metropolitan District on January 3, 2013. This change enables the District to secure and manage the IM water augmentation plan for the community.

Peter Ampe, a water attorney with the firm of Hill and Robbins, P.C. and an IM property owner, has been retained and will be cost-shared between the District and IMPOA. Several strategy meetings have taken place.

An email communication from Tom Woods, representing Jim Campbell, was received at the end of February indicating a desire to move the IM water augmentation plan to the IMMD in 2013 and a desire to set up a meeting to discuss how to proceed. IMMD responded affirmatively and expressed its willingness for a meeting. A visual inspection of the Tarryall



Ranch Reservoir and Slater Ditch was made on April 28, 2013. It does not appear (photo), based upon the condition of the culvert and snowpack, that any water has been transferred to the

reservoir yet this spring. On May 6, Mr. Campbell communicated to IMPOA, “It is my hope and intent to substantially refill the TRR this Spring ... Once the refill has been completed and the delivery and release systems are in good working order, I will be more inclined to continue discussions with Indian Mtn. Metro and Elkhorn Ranch Owners.”

### **New Burn Pit Rules**

The burn pit will be open on Saturdays from 9:00 am to 5:00 pm, weather permitting, until November 1. All entries to the burn pit will be monitored. Only forest slash may be dumped. A current driver’s license or photo ID is required for proof of identity. Your ownership of IM property will be confirmed with the County Assessor’s list of current property owners. If your name is not current with the list or if you have purchased your property within the last year, please bring some other proof of property ownership in IM when you seek to use the burn pit. Once you are registered to use the burn pit, you will be given a sticker that you must have with you every time you use the burn pit. You can also obtain registration and a sticker at the Community Center, 31 Keneu Ct., Thursdays and Fridays from 9:00 am to 1:00 pm and Saturdays from 9:00 am to 5:00 pm.

These and other rules for the burn pit can be found on the website: [www.indianmountain.info](http://www.indianmountain.info) under facilities/burn pit and in the Burn Pit Protocols for 2013.

The burn pit is an invaluable amenity that can only remain open with the help of volunteers. You are strongly urged to volunteer your time to help monitor one four-hour shift. Contact the volunteer coordinator Cyndi Burdick at 719-836-3686 or at [como1073@gmail.com](mailto:como1073@gmail.com).

### **New Road for Burn Pit and RV Lot**

The burn pit opened as planned on April 1, 2013. We haven’t seen much activity – weather has played into that – but we are appreciative of our volunteer staff that has gotten us to where we are today. Cyndi Burdick has played a significant role in the organization of volunteers that will allow us to continue to offer this amenity to the community. The IMMD board highly encourages volunteers from this community to assist us in continuing the operation of the burn pit.

Recently a new entrance and road to the burn pit and RV lot was put into place. The new, gated entrance is clearly marked to the left of the road that formerly took you in by the old Rec. Hall. This gate will be locked at all times. Access to the burn pit will be allowed (weather permitting) on Saturdays from 9:00 am to 5:00 pm, May 11 to November 1.

The RV folks will be able to access the RV lot if they are registered and have paid the storage fee. They will be given a sticker for their trailer and a code to the RV lock. The new road will provide easier access to the lot for those wanting to store their RVs and trailers off their property.

### **Fourth of July Picnic**

On Saturday July 6<sup>th</sup>, IMMD and IMPOA will sponsor the annual picnic at the park. There will be lots of good food and fun for the whole family. We ask that those attending bring a side dish to share that will feed 8-10 people. The meat, beverages and dessert will be provided. The event

will run from 12:00 pm to 3:00 pm at 1996 Chief Trail. If you would like to volunteer to help out, please call Susan at 303-420-4509.

### **Summer Hours**

The Community Center office is now open on summer hours which have been extended for your convenience: Thursdays and Fridays from 9:00 am to 1:00 pm and Saturdays from 9:00 am to 5:00 pm. Contact the office at 719-836-9043 if you have questions.

### **Volunteers**

The IMMD is always looking for volunteers to fill many capacities. The burn pit is a big project for finding volunteers – we are only asking that you do a 4-hour shift once for the season. In addition, there have been requests for extended hours at the Community Center. We would look forward to that opportunity, but we need volunteers. If you are available please call Cyndi Burdick (836-3686), Bev Bushaw (303-791-8763), or Samantha Bertin (836-9043) to schedule your volunteer time.

## **Indian Mountain Property Owners Association (IMPOA) News**

### **Chipping of Forest Slash**

Again this summer IMPOA is coordinating some chipper days for forest slash. This is an important element of our Firewise Community status with the National Fire Protection Association. About 30 chipping projects have been completed in the past two summers, and we have space to do another 15 or so this summer. The two dates so far scheduled for the chipper and crew from the Coalition for the Upper South Platte to be in Indian Mountain are June 29 and August 31. To learn more about this efficient and environmentally friendly way to improve fire protection on your property, dispose of your forest slash and create mulch for your lot, or to reserve a slot on either or both of those days, email Roger Mattson at [rdmattson@comcast.net](mailto:rdmattson@comcast.net).

### **Park County Fire Bans**

In Park County, the sheriff's office is responsible for the administration of fire bans. This promises to be another dry summer with an early ban on open fires. You can check the current fire ban status on the web at <http://www.parkco.us/index.aspx?NID=402>, or you can call the County at 719-836-2771. Fire bans are also posted at the Jefferson-Como Fire Protection District station on Elkhorn Road.

### **Opening on IMPOA Board**

Treasurer Jacki Siverson has retired for health reasons. She was a great Treasurer with her background in banking and her dedication to excellence on behalf of our community. She will be missed. The IMPOA directors are anxious to fill her shoes.

## Annual IMPOA Meeting and Election of Directors

The annual meeting is scheduled for August 24, 2013 at the IM Community Center at 1:00 pm. Four director positions will be up for election at that time. If you are interested in such service, contact one of the current board members.

## Dumpster Day

IMPOA's Annual Dumpster Day this year is Sunday, July 7, the Sunday after the IMMD and IMPOA picnic on Saturday. We will have two 30-cubic-yard dumpsters on Keneu Court next to the Community Center available from 8:00 am to 5:00 pm. Items that cannot be dumped include any appliance, such as refrigerators and air conditioners, that may contain Freon. Also, the dumpster cannot accommodate liquids, toxic substances or paints (near-empty cans of paint can be made solid and acceptable by adding kitty litter a few days before dumping). Also, bring any items you might want to swap for something someone else has left. The dump fee is \$35, which is included with IMPOA membership.

## IMPORTANT UPCOMING EVENTS

Here are some community-wide events to put on your 2013 calendar.

- IMMD (9am) and IMPOA (11am) Monthly Meetings (open to public)..2<sup>nd</sup> Saturdays
- Burn Pit Reopens for 2013..... May 11
- 2<sup>nd</sup> Annual Parking Lot Sale at the Community Center 9:30 am..... June 29
- IMPOA Chipper Days: reduce your wildfire fuels and create mulch... June 29, August 31
- IMMD/IMPOA Summer Picnic: meet and greet your neighbors..... July 6
- IMPOA Dumpster Days: cleanup your lot and common areas..... July 7
- IMPOA annual meeting & election of directors..... August 24

## *Contact Information for IMPOA Board of Directors*

Name	Position	Phone	Email	Mailing Address
Dennis Burke	Director	719-836-7008	<a href="mailto:burklings@yahoo.com">burklings@yahoo.com</a>	144 Travois Rd. SSB-2 Jefferson, CO 80456
Sam Cox	Membership Director	303-810-5411	<a href="mailto:slc_mapper33@yahoo.com">slc_mapper33@yahoo.com</a>	1306 S. Sherman St Denver CO 80210
Glenn Haas	Vice President	970-498-9350	<a href="mailto:glennehaas@comcast.net">glennehaas@comcast.net</a>	3403 Green Wing Ct Fort Collins, CO 80524
Gail Lane	Secretary	719-836-3154	<a href="mailto:gaillane2013@gmail.com">gaillane2013@gmail.com</a>	P.O. Box 32 Como, CO 80432
Roger Mattson	President	303-278-1406	<a href="mailto:rdmattson@comcast.net">rdmattson@comcast.net</a>	2511 Fossil Trace Ct Golden, CO 80401
Fred Whitaker	Director	719-836-1702	<a href="mailto:fcwhitaker@dishmail.net">fcwhitaker@dishmail.net</a>	P.O. Box 255 Como, CO 80432
Samantha Bertin	Business Manager	719-836-9043	<a href="mailto:cloudnineranch@hughes.net">cloudnineranch@hughes.net</a>	--
IMPOA	--	<a href="http://www.impoa.net">www.impoa.net</a>	<a href="mailto:IMPOA01@hotmail.com">IMPOA01@hotmail.com</a>	P.O. Box 196 Jefferson, CO 80456

## *Contact Information for IMMD Board of Directors*

Name	Position	Phone	Email	Mailing Address
Beverly Bushaw	Treasurer	303-990-0459	<a href="mailto:bbushaw@comcast.net">bbushaw@comcast.net</a>	P.O. Box 25 Como, CO 80432
Glenn Haas	Secretary	970-498-9350	<a href="mailto:glennehaas@comcast.net">glennehaas@comcast.net</a>	3403 Green Wing Ct Fort Collins, CO 80524
Ronnie Lane	Director	719-836-3154	<a href="mailto:gallane2013@gmail.com">gallane2013@gmail.com</a>	P.O. Box 32 Como, CO 80432
Tom Odle	Vice President	303-683-9812	<a href="mailto:thodle99@q.com">thodle99@q.com</a>	2855 Clairton Dr Highlands Ranch, CO 80126
Susan Stoval	President	719-836-0138	<a href="mailto:stoval@peoplepc.com">stoval@peoplepc.com</a>	P.O. Box 25 Como, CO 80432
Samantha Bertin	Business Manager	719-836-9043	<a href="mailto:indianmtn@hotmail.com">indianmtn@hotmail.com</a>	--
IMMD	--	<a href="http://indianmountain.info">indianmountain.info</a>	<a href="mailto:indianmtn@hotmail.com">indianmtn@hotmail.com</a>	P.O. Box 25 Como, CO 80432

## *An Updated Comparison of IMPOA and IMMD*

Feature	IMMD	IMPOA
Nickname	Rec District	IMPOA
Web Page	<a href="http://www.indianmountain.info">www.indianmountain.info</a>	<a href="http://www.impoa.net">www.impoa.net</a>
Year Established	1972	1985
Mission/Purpose	IMMD develops and maintains recreation, park and water facilities. Its functions are limited to a Service Plan that was last updated in 2012.	IMPOA promotes the health, welfare, safety and interests of Indian Mountain property owners. Its functions are broad.
Statutory Basis	Special District of the State of Colorado	Non-profit Corporation of the State of Colorado and Federal 501(c)(4) social welfare organization
Members	All Indian Mountain property owners (~ 2000 in 2012)	Indian Mountain property owners (~700 in 2012) that pay annual dues
How Financed and Audited	Mandatory property tax of 6.94 mills since 2006; annual internal audit of financial statements	Voluntary annual dues of \$35/member since 2007; annual internal audit of financial statements
Projected Income in 2013	About \$120,000	About \$24,000
Property Owned	About 418 acres of land, Community Center, Burn Pit, Park Facilities, Comfort Station, Dump Station, RV Storage Lot, Sand-green Golf Course	None
Governance	Five elected directors, Bylaws	Seven elected directors, Bylaws
Current Programs	<ul style="list-style-type: none"> <li>• IM Community Center activities and social events</li> <li>• IM Park with trails, Frisbee golf, playground, picnic facilities</li> <li>• IM Lodge for guests</li> <li>• Gold Pan Park</li> <li>• Sand-green golf course</li> <li>• Archery target range</li> <li>• RV storage administration</li> <li>• Burn pit administration</li> <li>• Annual picnic with IMPOA</li> <li>• Newsletter with IMPOA</li> <li>• Long-term water service assurance</li> </ul>	<ul style="list-style-type: none"> <li>• Indian Mountain road signage</li> <li>• Advocacy for covenant &amp; regulatory compliance &amp; conflict resolution</li> <li>• Community Wildfire Protection Plan</li> <li>• Cattle grazing control &amp; fencing</li> <li>• Annual Dumpster Day for trash</li> <li>• Advocacy for Indian Mountain issues with Federal, State &amp; County officials</li> <li>• Neighborhood Watch</li> <li>• Maintain community E-mail list</li> <li>• Annual picnic with IMMD</li> <li>• Newsletter with IMMD</li> <li>• Long-term water service assurance</li> </ul>