

INDIAN MOUNTAIN METROPOLITAN DISTRICT
Approved Minutes of REGULAR BOARD MEETING

August 10th 2013
Office and Board Meeting Facility
31 Keneu Ct.

Call to order----Welcome to all 9:15am

Additions to and approval of agenda

Board Attendance: Susan Stoval, Glenn Haas, Tom Odle, Ronnie Lane (phone conference), Bev Bushaw excused absence

Guests in Attendance: Fred and Cyndi Burdick, Diana Heyder, Tim Higgins, Charles, Mark Goosmann, and James Ingalls

Secretary's Report

Motion: The Board approves the minutes of the July 13, 2013 regular Board Meeting
Unanimously approved.

Treasurer's Report

Motion: The Board approves the Treasurer's report. Balances include:
General Fund=\$ 153,996 Special Conservation=\$2,779 Total=\$156,776
Unanimously approved

Business Manager Report (Samantha)

- Concrete work at entrance to CC completed; \$200 additional cost for fill
- Floor caulking in CC is still not complete; Samantha will send letter and we may consider legal action
- CC signage was revisited; Board approved the lower option at about \$1K
- Lodge siding works begins October; reservations going well the Fall
- RV lot: need to issue new stickers; a few vehicles are not currently registered
- Park County assessment should be received about Aug 25th which will affect 2014 budget
- Newsletter submissions due by Sept 2
- Pool table was moved by recent group and legs fell off. Samantha will check with Pool Table Company. The slate may be broken and need repair as well.

Maintenance Report (Charles)

- Apparent attempt to break into back door of comfort station; Board directed Samantha to file police report
- People leaving gate to RV lot open

Unfinished Business

- Budget Projection: Board and guests offered ideas and issues affecting preparation of 2014 budget----
 - a) Landscaping around CC; ¼ acre small enclosed rock/flower park adjacent to where steps lead down off deck
 - b) Improvement of nature trails on IM park
 - c) 2014 election costs-----this is a large amount
 - d) Legal fees
 - e) More staff money for possible expanded hours at the CC
 - f) Improvements for Frisbee disc golf course
 - g) Water augmentation plan
 - h) Equipment such as weed whacker and commercial sprayer
 - i) Fire mitigation

Glenn asked that Samantha consider if we should raise fees we charge for Lodge, RV lot, CC rental, comfort station keys, etc.

- Burn pit Closing date: last Saturday in October
- IREA Concrete and Marque Board: discussed by Samantha
- Survey: Glenn reminded Board of the planned IM community survey in Nov; a draft of the survey has been distributed for review; survey will be administered as part of annual IMPOA membership mailing.
- Upcoming events: Peter Ambrose will host thanksgiving dinner, cookie swap on Dec 14th

New Business

- Youth Corp working in IM Aug 26-30 and will be camping in IM Park in the parking area behind picnic shelter; they will be provided access to comfort station.
- Water Aug./Lease Agreement/Meeting with Mark Goosman and James Ingalls
 - a) Mark and James are owners of Bar Star Land LLC; ranchers in PC, are currently leasing the Rec Hall from the District; and partnering with IMPOA on securing western fence
 - b) They just purchased Indian Mountain Corporation from Jim Campbell
 - c) The IM water augmentation plan is now in their possession, along with TRR and 142 acres adjacent to reservoir
 - d) There was an extended conversation about how the transaction came about and their future plans; they are also trying to secure the Sportsman's Ranch
 - e) They are willing to sell the plan to the District; want to partner on the implementation of the plan; the transaction could involve cash, land such as golf course and RV lot, Rec Hall, the outlot they now own in IM; the transaction could take place over a period of years
 - f) this meeting was not the time to discuss any dollars values or intended to be a time of negotiation; it was for information exchange and to talk about working together.
 - g) The Board expressed pleasure and hope that the long-standing IM water augmentation plan may be assigned to the District.
 - h) Glenn, as the District lead on the water issue, offered the District perspective that owners feel they own the plan based upon their original purchase and that Campbell was remiss in assigning it to the community; that the plan is a liability to IMC in the event of drought conditions.

- i) It was agreed that the IM water committee would meet with Mark and James on August 23rd.
- Issues of Concern (Susan)
 1. CC usage and bldg. capacity: need to make sure and function does not exceed building capacity
 2. Review of rental contract agreements
 3. Nothing is moved w/o permission, documentation on rental contracts
 4. Liability if someone is hurt moving something
 5. Issue of Responsibility of Notification
- Reminder of going-away & thank you party for Fred and Cyndi Burdick @ 1:00pm

Public Comments: comments taken during the meeting

Next Meeting: Sept. 14, 2013 (9am-11am)

Meeting adjourned at 11:00am. Minutes taken by Glenn Haas, IMMD Secretary, and approved by the Board on September 14, 2013.