

Indian Mountain Metropolitan District

Approved Minutes of Regular Board Meeting Community Center, Keneu Court

January 13, 2018

Call to Order-Welcome to all – Susan at 9:03 am

Additions to and Approval of Agenda - None

Board Attendance: Susan Stoval, Glenn Haas (phone), Tom Odle (phone), Roger Mattson, Bret Crouch

Guests in Attendance: Tim Mousley, Pete Ambrose, Don Frye, Deb Griffin, Tim Higgins, Carl and Carmen Neu, Marcia Logan, Jim Scherrer, Tammy and John Abrele, Tonya Kuehl, Joy Hines, Scott Stanko (Bar Star), Charles Phillips, Larry Siverson, Brian Simpson, Scott Chisholm, Alexis Johnson, Dennis Malioux

Secretary's Report--Glenn

Motion: The Board approves the minutes of the December 9, 2017 Regular Board Meeting
Unanimously approved

Treasurer's Report--Tom

Motion: The Board approves the Treasurer's report for December, balances include:

General Fund = \$113,125

IM WSP Fund (Acquisition & Administration) = \$65,731**

Special Conservation Fund = \$6,368

Total = \$185,223

Unanimously approved

**The IM WSP Fund will be sub-divided into an Acquisition account and Administration account as early as February. Roger noted this would enhance transparency and traceability, as well as it would ensure IMPOA that its donations went to water acquisition.

Business Manager Report – Samantha was absent.

Maintenance Report – Charles reported all facilities are in good shape.

Unfinished Business

- **Comfort Station Usage** – We have had vandalism dating back to November. Do not want to disturb public usage but need to deal with abuse. Card keys electronically track usage and show four or five individuals who are using the CS nearly constantly. Charles indicated a need to shut down the CS for some maintenance, repair and deep cleaning projects (i.e., paint floor, replace door to closet, paint interior, grout seals/edges, jimmy-prevention device on back door, security lights). The Board discussed the ideas of (a) a posted two-week notice prior to shutdown so people could make alternative plans, (b) install a temporary porta-potty, and (c) leave exterior water tap available for public use.

Brett concerned about costs and effect of closing on other owners. Closing will save some cleaning costs, as well as turning heat and hot water tank down will save some money. Roger proposed we keep costs within the budget. Brett preferred to see the cost before we close it. Roger pointed out that usage is at lowest point of the year in February.

Cost of porta potty is ~\$128/2 weeks, plus drop-off and pickup.

Samantha had suggested we close CS from Feb 1 till April 15. Glenn suggested we close the comfort station only for as long as it takes for maintenance, repair and deep-cleaning.

Susan read the current comfort station use policy and proposed we can revise the policy to be more comprehensive – address uses such as electric appliances, cooking, laundry, sleeping, car battery charging, etc. The revised policy, once adopted, would be posted at the Comfort Station and on the IMMD website.

Motion: The Board agrees to close the Comfort Station effective February 1st and until completion for maintenance, repair and deep cleaning; Charles will prepare a cost estimate for Board to decide what activities to undertake at its February meeting.

Unanimously approved

- **Bank Account:** Susan reported that we now have an interest-bearing checking account. Sam will give details at next meeting.
- **Waivers and liability** Tom is going to prepare a liability form for contractors. Roger will review. Brett says the examples are too wordy. Glenn said he would check again to see if Bob Cole has input.
- **Budget** Tom said he sees no need for changes for 2017; Roger suggested gaming with the budget model to study effect of Gallagher Amendment in 2020. Also, Glenn will ask Bob Cole for his assessment, and we will talk to Dave Wissel.

New Business-

- **Resolution for postings of meetings** – Susan reminded the Board of the need for a resolution as to where the Board will post its meeting agendas for public review.

Motion: The Board approves the motion that regular Board meeting agendas be posted at the Comfort Station, Community Center, and Park County office; Susan amended the motion to also include posting the agendas on the IMMD website.

Unanimously approved.

- **Nomination Bio Forms** – Glenn proposed a form for a biographic sketch for nominees interested in serving on the IMMD Board. His draft was accepted and will be distributed by Samantha. Board agreed that the bio must accompany the nomination.
- **Maintenance of District Facilities** – Susan reported that consideration is being given to increasing the maintenance services for the Community Center. Brett said users should clean up after themselves. Joy Hines said the floor has fine grain dirt unless wet mopped. Susan said living within the budget is

important. Alexis Johnson suggested use of volunteers for supplementing contracted cleaners. Tom suggested an analysis of the cleaning needs for all the facilities so we can see where volunteers or additional contractor assistance might be needed.

- **WSP Progress** – Glenn reported on one-month trial period for submitting water meter reading data which ends January 15. The WSP goes live and real with water meter readings to be submitted at the end of January. Glenn suggested that Samantha send out email blast to enrollees on Friday Jan 26 & Friday Feb 2 – readings due Feb 9th. These data will not go to HASP but will indicate if there are issues to be addressed.

Glenn said there is a need to submit an invoice for the LWTF funds. He will prepare the invoice and submit it next week requesting the money (\$210,000) by February 1.

Roger explained that HASP had trouble deciding under which of their two plans to place IM WSP and that the plans dealt with a water storage tank in a different manner. The issue caused a 2 to 3-month delay but has now been resolved.

HASP sent notice of its intent to sell water to IMMD on January 3, 2018; the notice goes to the original objectors of the HASP augmentation plan; there is a 30-day comment period.

Pete Ambrose serves on the Board of the fire district and indicated that there could be a cooperative venture between IMMD/HASP water and fire department needs for water storage – 10,000 gallons vs. 30,000 gallons. The concept has appeal.

Pete Ambrose summarized status of meter installation and performance. He installed 235 out of the needed 362 meters. Board offered major kudos for his contribution to the IM WSP.

Samantha has received the 2018 \$100 WSP Admin fee from 171 people of the 362 enrollees. All are due by end of January.

Glenn expressed a desire for IMMD to receive the \$30,000 IMPOA donation for water acquisition on or before February 10.

Bar Star rep (Scott Stanko, BSWC Water Operations Manager) asked about the process of going to the water court for people changing augmentation plans. Glenn and Roger responded. He suggested that there will be litigation associated with the removal of people from the Bar Star plan by asking if our budget included money for such litigation. Roger said that was none of his business. Roger asked if he was notifying the Board of an intent to sue IMMD. Stanko said “no.”

Public Comment---taken during the meeting

Meeting Adjourned---10:30 a.m.

Next meeting: February 10, 2018

Minutes recorded by Glenn Haas, IMMD Secretary, with support of Roger Mattson since Glenn was participating by phone, and approved by the Board on February 10, 2018.