

**Indian Mountain Metropolitan District  
Regular Board Meeting – December 12, 2020  
Community Center 9:00 am**

**Board Members:** Bret Crouch, Marcia Logan, Samantha Bertin – Business Manager; VIA PHONE: Carol Darland, Karen Goodman, Glenn Haas

**Guests:** Larry Siverson, Jim Scherrer, Pat Smith, Corey Hourigan (new Maintenance Tech), Paul Wilson, Jackie Middlehoek, Jeff Mason, Dwight Cates, Ronda Cates, Kathryn Abrahamson

**Call to Order:** President Bret Crouch called the meeting to order at 9:06 and welcomed attendees.

**Additions to and Approval of Agenda:** No changes – Agenda approved.

**Secretary: MOTION: Marcia Logan moved and Glenn Haas seconded the motion that the Minutes of the November 14, 2020 Board Meeting be approved. Motion approved.**

**Treasurer:** Karen Goodman reviewed the account balances as of November 30, 2020 as follows:

General Fund	\$ 92,340.87
Special Conservation Fund	\$ 2,328.98
Reserves Fund	\$ 6,011.01
IMWSP Administration	\$ 9,974.88
IMWSP Water Acquisition	\$ 80,000.00
TOTAL	\$190,655.74

Karen also reported that the Budget to Actual-to-date information that she forwarded look good for 2020. **MOTION: Karen Goodman moved and Glenn Haas seconded the motion to approve the Treasurer’s Report. Motion approved.**

**District Manager** – Samantha Bertin – no report at this point in the Agenda

**Maintenance** – Samantha Bertin also reported that there have not been any issues since the last meeting.

**Unfinished Business:**

**Maintenance Tech Recommendation and Vote to Hire:** Bret reported that he and Samantha had one-on-one interviews with four candidates and Glenn Haas joined for a fifth candidate. **MOTION: Bret Crouch moved and Karen Goodman seconded the motion to hire Corey Hourigan as the new Maintenance Tech replacing Larry Siverson. Motion approved.**

**Investment information for “Reserves” money:** Karen Goodman reported that she had contacted three different Community Investment Pools available through the Special District Association but was not able to make personal contact and had not received any return calls. She mentioned a webinar that was available from one of the Pools that she would watch and will be contacting the Pools more forcefully in the next weeks to obtain the necessary information for IMMD to review and make a decision at the January Board meeting.

**WSP Update:** Pat Smith and Jackie Middlehoek reviewed the information available from the Colorado Revised Statutes on fees. There is a lot of information to review and discuss and scheduling a work session to do this is advisable before making any changes for 2021. Glenn Haas recommended the revisions to the Operations Manual be tabled until answers to the outstanding questions and issues are resolved. He also supported scheduling a work session.

Jackie Middlehoek reported that for December there were nine (9) individuals who didn’t report gallon usage and a third notice was sent out on December 6, 2020. She also reported that ten (10) properties had been sold. Five of the new owners responded and she is following up with them.

Glenn Haas will follow up with the individual that has failed to report gallon usage eight (8) times going back to 2019.

Glenn also mentioned the need to develop a protocol on what to do with individuals that have dropped out of WSP which created vacant slots that could be utilized for new members and could possibly mean any need to purchase new water could be delayed.

Glenn also reviewed the offer from Bar Star to sell the original Indian Mountain augmentation plan, W7389, to HASP with certain conditions / stipulations regarding IMMD. After Board discussion, **MOTION: Glenn Haas moved and Bret Crouch seconded a motion to have Glenn contact HASP and confirm that IMMD has no interest in this proposal. Motion approved unanimously.**

Per Pat Smith’s and Karen Goodman’s input, the monetary measures initially proposed for the 2021 WSP Manual will be tabled until after the work session. **The work session is scheduled for January 8, 2021 from 1:00 to 4:00 at the Community Center.**

Pat and Jackie have completed a Newsletter for WSP members and will be sent out the week of December 14, 2021.

**RV Dump Lid Project Update and Approval:** Bret Crouch reported that he investigated Carol's suggestion of the possible option of installing a locking lid at the Dump Station that would be less expensive and less work to install. He (Bret) proposed that he would build and install the lid for no more than \$400. **MOTION: Carol Darland moved and Glenn Haas seconded a motion to approve up to \$400 to have Bret Crouch build and install the locking lid at the Dump Station. Motion approved unanimously.**

**Vote on Appreciation Awards:** Samantha reported that the 2020 budget had dollar amounts allocated for this line item and requested clarification on action for this year. **MOTION: Glenn Haas moved and Carol Darland moved to issue a check for \$500 for Rich Reindel for his continued work on the IMMD website. Motion passed. MOTION: Karen Goodman moved Glenn Haas seconded a motion to issue checks to Samantha Bertin (\$300), Larry Siverson (\$200), Pat Smith (\$200) and Jackie Middlehoek (\$200). Motion approved with Bret Crouch voting NO.**

**Fencing Approval at RV Storage:** Samantha reported that she and Larry stretched ¼ mile of fence. Shawn (the Bar Star ranch hand) approached Samantha and proposed that if Samantha would buy the supplies, he (Sean) would do the work on his own time for \$200. **MOTION: Carol Darland moved and Glenn Haas seconded the motion to allow up to \$600 for materials and labor to finish the fence repairs at the RV lot. Motion passed unanimously.**

**New Business – None**

**Fire Mitigation Update:** Dwight Cates reported that IMMD received Fire Wise certification for 2020 and presented Bret with the Certificate. Dwight provided a summary of the Burn Pit activity for this year. He will prepare a Chipping Program summary for the January 2021 Board meeting.

**Public Comment:** Rhonda Cates announced that the Winter Newsletter will be sent out in January and requested articles be submitted to her by January 8<sup>th</sup>.

Meeting adjourned at 10:35  
Next Meeting: January 9, 2021

Respectfully submitted:  
s/Marcia Logan, Secretary

*(Agenda and Burn Pit summary are attached on the following pages.)*

Indian Mountain Metropolitan District  
Agenda for Regular Board Meeting

December 12, 2020

9am @ community center

Dial in number to attend via phone 1-805-706-4072

Call to Order-Welcome to all

Additions to and Approval of Agenda

Board Attendance: Glenn Haas, Marcia Logan, Karen Goodman, Bret Crouch, Carol Darland

Guests in Attendance: see sign in list

Secretary's Report

**Motion:** The board approves the minutes of the Nov. 14, 2020 Regular Board Meeting

Treasurer's Report

**Motion:** The board approves the Treasure's Report for Nov. 2020, balances include:

General Fund=92,340.87

Special Conservation Fund=2,328.98

Reserves Fund=6,011.01

IMWSP Admin=9,974.88

IMWSP Water Acquisition=80,000.00

Total=190,655.74

District Manager Report

Maintenance Report

**Unfinished Business**

- Maintenance Tech Recommendation and Vote to hire
- Investment info for "Reserves" money
- WSP update
- RV Dump Lid Project Update and approval
- Vote on Appreciation Awards
- Fencing approval at RV Storage

**New Business**

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Public Comment

Meeting Adjourned

Next meeting: January 9, 2021

## 2020 Indian Mountain Fire Remediation Results and Recommendations

### Summary

The Indian Mountain Fire Remediation program supports property owners in their efforts to clear their properties of slash to reduce the risk of wildfire through reduction of fuel load. This effort is supported by the Indian Mountain Metropolitan District, which owns the community burn pit, and the Indian Mountain Property Owners Association, which piloted a new chipping program this year. These results reflect the success of both programs:

Total Loads of Slash Disposed:	1488*
Total Volume of Slash Disposed:	1,102 cubic yards
Total Volunteer Hours:	5504
Dollar Value of Volunteer Hours:	\$139,912**

\*load defined as 20 cubic feet ~ a short-bed pickup load

\*\* per \$25.43 hourly rate defined by FireWise

These results exceed the minimum FireWise certification requirements by a factor of 6.5.

### Burn Pit

In normal years, burn pit permits are issued at the Community Center office, where the addresses of the applicants are verified before a permit is issued. However, due to COVID, the office was closed this year, so permits were issued by the volunteers managing access to the pit. Despite being on the 'honor system,' no major issues were encountered with permitting. A total of XX permits were issued.

The pit was open from 9am to 5 pm for six consecutive weeks, from 5 June to 11 July. The pit was then closed due to lack of space. Demand remained high throughout the period, even over the July 4<sup>th</sup> holiday; about the same number of loads were brought in over the last two days of the season as in the first two.

Of course, operation of the burn pit is dependent on the availability of volunteers. An innovation added this year was online volunteer registration. This allowed people to view the calendar to see available time slots and sign up when it fit their schedule, and to remove themselves from the schedule if their situation changed. Requests for volunteers were issued via NextDoor as needed, and on a couple of occasions, urgent requests had to go out when volunteers dropped out at the last minute. Community response was outstanding, with the pit being fully staffed every week.

### Observations / Lessons Learned

- Use of the burn pit is limited by capacity, not demand. In some years, the pit has been open to property owners from surrounding communities, but clearly, we can fully utilize the available space with Indian Mountain participation only.
- Issuing permits at the pit works well. A list of IM property owners should be provided to the volunteers so there can be no question of eligibility, but otherwise no changes to the process are needed.
- Online volunteer registration worked very well and should be continued.

### Chipping Program

This year saw the piloting of a chipping program, sponsored by IMPOA and free to all property owners. Since this was a pilot, the process will be described in some detail.

IMPOA originally committed \$10,000 to hire a chipping contractor. Bids were solicited from around the area, but only one was received. A deeper dive into the numbers revealed that the cost of liability insurance required by IMPOA made the proposition unattractive to potential bidders, so IMPOA agreed to reimburse the chipping contractor for that additional cost.

The results of the pilot were impressive. A total of 71 properties were chipped, accounting for an estimated 350 cubic yards of slash.

The pilot as designed:

1. An online site was created so that property owners could see the instructions on how to prepare slash for chipping and where to locate slash piles along county roads. Owners were required to enter a date after which their slash would be ready for chipping. The program was publicized via NextDoor and the May 2020 IMPOA-IMMD Newsletter, and property owners' requests were acknowledged by direct email.
2. After the date provided by the property owner, piles were to be reviewed and the owner notified if further work was needed before the piles were ready for chipping. Piles were to be re-checked.
3. The chipping contractor would then set the schedule for chipping, allowing the freedom to plan the route most efficiently.

Experience from the pilot:

Step 1, online registration was successful, but

- The form should be redesigned to make it easier to sort on property owner's name, address, email, etc., and
- A Google map should be built to make the distribution of chipping sites easy to visualize.
- Rather than having property owners specify when they are ready for chipping, we should set deadlines for when their preparations must be completed.
- We should consider doing a direct email using the IMPOA mailing list.

The instructions on how to prepare slash piles either was insufficient, or not read by property owners. Checking of piles prior to chipping was not performed uniformly, resulting in problems and re-work for the chipping contractor.

Recommendations include:

- Improving the instructions to property owners, with more illustrations and perhaps a short video.
- Ensuring that step 2 is performed rigorously, and sites not be approved for chipping until piles have been inspected and necessary changes made by property owners.

Scheduling

The program got off to a rather late start this year, and chipping extended into October. Depending on weather, this could be a problem, so for 2021, we propose a split schedule as shown below:

- First pass: Open registration from 1 April through 7 May. Slash piles to be ready for chipping by 1 June. Slash will be chipped as weather allows.
- First pass: Re-open registration from 1 June to 2 July. Slash piles to be ready for chipping no later than 1 August. Slash will be chipped as weather allows through August and September.

Having hard deadlines for slash preparation will make administering the program simpler and compress the time during which slash piles will require inspection. The earlier start and having two registration periods should allow us to service more locations.