

INDIAN MOUNTAIN METROPOLITAN DISTRICT
Minutes for REGULAR BOARD MEETING

January 12, 2013 (9am-10am)
Office and Board Meeting Facility
31 Keneu Ct.

Call to order---Welcome to all 9:07AM

Additions to and Approval of Agenda----Lodge lease and water attorney added

Board Attendance: Susan Stoval, Glenn Haas, Bev Bushaw, Ronnie Lane, Tom Odle

Guests: Louis Mark, Charles Phillips, Gail Lane, Roger Dunning, Pete Ambrose, Si Siverson (sp?) and wife

Secretary's Report

Motion: The Board approves the minutes of the December 8, 2012 regular Board meeting.
Unanimously approved.

Treasurer's Report

Motion: The Board approves the Treasurer's report. Balances include:
General Fund=\$119,447 Special Conservation =\$2,365 Total=\$121, 813 *Unanimously Approved.*

Pete Ambrose introduced first due to time constraints.

Motion: The Board approves the expenditure of \$300 to and for Pete Ambrose to secure and install a new dishwasher for the community center. *Unanimously approved.*

Business Manager Report (Samantha)

- Old Recreation Hall lease payment for 2013 has been received.
- Lodge lease agreement was discussed. Inclusion of pets will be added to the reservation form but there will be no change to the current \$250 deposit.
- W-2s for Board will be processed by the end of the month.
- Samantha is ensuring we complete the responsibilities set forth in the District's Statutory Calendar. There has been some overlap with work by Peggy Rupp at Collins, Cockrel and Cole. Glenn will send a note indicating that Samantha is taking lead.
- DOLA has asked a question about documentation for the bond for the Board. Samantha has already filed paperwork and it appears the DOLA records take some time to update.
- Newsletter has been completed largely thanks to Roger's efforts. It will be posted by Jan 15 and mailed to some 45 property owners who wish to receive a hard copy. Sam will send a note to the 45 owners indicating that if they still wish to receive hard copy they must so indicate by calling the office. Our hope is to move towards 100% electronic format.
- Roger will send an email blast to some 700 IM email addresses indicating the newsletter is now available on-line.
- Glenn expressed frustration that property owners are not informed.
Motion: The Board agrees to post a visible sign at the community center and CC kiosk about when the newsletters are available and that they can be accessed on the home page.
Unanimously approved. Glenn will develop a prototype.
- A discussion ensued about more email addresses. It was agreed to develop a small card for people to complete when coming to the CC office if they want to be part of the IM email list for easy communications. Bev will develop a prototype.

Facilities Manager Report (Ronnie)

- The burn pit will be burned by the Fire Dept. on Jan. 19th
- The lodge suffered from frozen pipes and septic tank. Charles took action to heat up the lines. It was agreed that Ronnie would get a bid for adding electrical outlets in the basement to power seasonal heating units.
- Charles is checking on the CC each day for any freezing or power outages.

- Tom discussed the value of a utility security system.
Motion: The Board approves the purchase and installation of a utility security system in the CC that would notify up to four people of any situation related to low temperatures (loss of heat) or power outage. *Unanimously approved.* The system will be considered later for the Lodge.

Unfinished Business

- Service Plan Update: Glenn updated the Board of the Dec 13th presentation to the Park County Board of County Commissioners and the Jan 3, 2013 signing of the court resolution. The amended and restated service was unanimously approved by the Commissioners. The IM newsletter article was referenced as providing the best update--- it reminds the property owners of the three reasons why the change was undertaken and what the new plan does not do or change.

Of the 2200+ property owners, only two owners objected to the change. This overwhelming support is a credit to the Board's hard work to right a wrong situation, and to be deliberate and transparent with the community.

There remains false and unfounded information and allegations about the real motives of the District. This situation can be traced to other times and people some 5-10 years ago. The Board should try to correct whenever and however they can. Glenn asked the Board and guests to do their best to explain why the service plan change was made for those who express concern.

Relatedly, the Board also discussed the value of another community open house later this spring to bring people up to date and put out correct information. This would be a follow-up meeting to the previous September 2 meeting. Glenn will discuss with IMPOA and consider another joint open house on Memorial Weekend.

- Burn Pit Resolution: Susan updated Board on the relocation of the fence and gates at the burn pit. The work will be completed in the next few months.

New Business

- Notification of issues: Susan asked that the Board inform her of when there are unexpected problems and costs. She needs to be kept in the loop in a timely fashion.
- Volunteer Team for CC usage: Beverly is compiling a list of volunteers who might help keep the CC open beyond Samantha's hours. The plan is to start a volunteer program for extended hours later this spring.
- Designated Posting locations:

Motion: The Board agrees that the designated posting locations for posting District information (agendas, meetings) in 2013 will again be the comfort station and CC kiosk. *Unanimously approved.*

- Motion to accept District name change: The Board discussed apparent confusion with the District name change. Glenn explained that now that the district will provide park, recreation and water services, by State law then the District is named a metropolitan district because it provides multiple services. It was agreed that this will cause some confusion and time to make the shift in terms of bank names, envelope addresses, etc. Glenn will check with Bob Cole on what is a reasonable time to make changes, but Glenn assumes within the year.

Effective with the Park County Board signing the resolution on January 3, 2013, the District's name became the Indian Mountain Metropolitan District. Our legal counsel is filing the proper paperwork with the court, county and state.

- Water Augmentation Update:

Glenn reminded the Board that the new service plan gives the District the power and authority to secure and implement the IM water augmentation plan. He furthered reminded the Board that the CO. Division of Water Resources confirmed in an Oct. 11, 2012 letter that the water augmentation plan is in compliance. Mr. Campbell continues to spend his time and money to manage and implement the IM water augmentation plan. That is good for the District and community, so there is no need or urgency to make any changes.

Glenn reminded the Board of the very strong sentiment expressed at the September 2nd community open house that we retain legal counsel and advice from a water attorney. Now that the District has a revised service plan which includes water services, we are empowered to do so.

Motion: The Board agrees to retain the legal services of Peter Ampe, an IM resident and water attorney at Hill and Robbins in Denver, and that we would cost-share his services with IMPOA. *Unanimously approved.*

Public Comment:

- Roger Dunning spoke about his motion picture background and interests. There may be an opportunity to partner in the future.

Meeting Adjourned: 11:00am

Next meeting: February 9, 2013

Minutes taken by Glenn Haas, IMMD Secretary, and approved by the Board on February 9, 2013.