

Indian Mountain Metropolitan District
Approved Minutes of the Regular Board Meeting (R3)
Keneu Court. Community Center

February 10, 2018

Call to Order-Welcome to all 9:07am

Additions to and Approval of Agenda Dave Wissel April idea; CC charge

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

Guests in Attendance (some hand written names on attendance sheet were not clear): Tim and Kerry Mousley. Rhonda Cates, Helmuth and Julie Naurer, Charles Phillips, Joy Hines, Scott Stanko, Teri Baldwin, Donna Mattson, Carl and Carmen Neu, Tanya Kuehl, Linda and Gary Tecklenburg, Marcia Logan, Bruce Van Bibber, Welles Tonjes, Jeff Mason, Tammy Aberle, Karen Goodman, Jim Scherrer, Larry Siverson, Thomas Dobson, Craig and Jeanie Campbell, Michael Kostic, Tom Vettraino, Greg Bland, Don Frye, Tim Higgins, Pat Smith, Kevin Scoffield, Bev Bushaw, Wells, Pete Ambrose, Dakota Keil, PJ Rhoades, Brian Simpson

Secretary's Report--Glenn

Motion: The Board approves the minutes of the January 13, 2018 Regular Board Meeting
Unanimously approved.

Treasurer's Report---Tom

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

General Fund = \$111,465.76

IMWSP Fund Acquisition = \$54,450

IMWSP Fund Administration = \$35,950.39

Special Conservation Fund = \$6,367.63

Total = \$ 208,233.78

Unanimously approved.

Tom reported on February 23, 2018, a new bank account will be set up for the IM-WSP Acquisition funds, separate from the IM-WSP Administration funds. The Acquisition account will hold money derived from WSP membership application fees, transfers from the IMMD and IMPOA budgets specifically to be used for the purchase of water, and the LTWF lease-purchase money for water purchase. Outflows will be for payments of the lease-purchase of water. The Administration account will contain money from annual administration fees paid by members, as well as seed money from the IMMD budget, to cover expenses until the annual fees accrue. Any office or legal expenses for administering the IM-WSP will be paid from this account.

At the creation of the Acquisition bank account, the sum of \$54,450 will be deposited in the account, based on the \$150 application fees from 363 property owners. Any fees forfeited by owners wishing to exit the plan will be retained in the Acquisition account. All other money associated with WSP will be held in the Administration account.

Business Manager Report—Samantha

Items will be dealt with in agenda below

Maintenance Report---Charles

“Everything is good”; this was Charles’ last day; the Board recognized and thanked him for years of quality service

Unfinished Business

- Savings account for reserves—Sam
Special acct set up for emergency; need Bret and Roger signatures at bank; Roger suggested it hold the TABOR reserve.

Motion: The Board approves the motion to establish a special reserve account in the IMMD general fund and a separate WSP acquisition account; both accounts would add Bret and Roger as signees.

Unanimously approved.

- Posting info. ---Sam will post on IMMD website; not to be posted on County offices.

Motion: The Board approves the motion to post agendas at Community Center, Comfort Station, and on IMMD website at least 24 hours in advance.

Unanimously approved.

- Notified bank regarding Louise’s resignation---done, she will be replaced by Bret and Roger
- Amend Jan. minutes/motion to close comfort station

Motion: The Board approves the motion to not restrict access to the Comfort Station unless for maintenance.

Unanimously approved.

- Budget---Tom reports things are in order; we have not done closing on 2017 books yet; Board discussed speaking with auditor this year to fully understand her closure process; Sam will arrange meeting; Tom reviewed how budget categories are kept, including WSP admin account, which is designed to be cash neutral.

New Business

- Vote on Charles replacement---a public notice was issued for position; 3 applicants were interviewed by Brett, Susan and Sam; Larry Siverson was selected.

Motion: The Board approves the motion to hire Larry Siverson to replace Charles as maintenance foreman for IMMD.

Unanimously approved.

- Statement regarding threatening emails---Susan reported that the threatening emails going back several months have been delivered to IMMD legal counsel Bob Cole for his review and recommendation as to future legal steps; IMMD was not able to discuss details of these emails while under legal review.
- WSP Progress

Samantha update:

- The real-time number of WSP enrollees shifts a little each month due to sales;
- 5 people sold houses and new owners are not interested in being part of program; application monies will be retained for acquisition.
- Some 58 people have not submitted 2018 admin fee of \$100.
- About 50 people have not submitted their January water meter reading to date.
- May considering resending instructions packet out again; there is a learning curve.
- About 25 owners have not installed meters or certification to date, but they are apparently not using water this winter.

Glenn Update:

BOCC loan is all set and waiting for distribution; Glenn has kept PC Administrator Tom Eisenman informed; we will withdraw the loan money closer to closing on water purchase to minimize accruing interest.

Roger and Glenn, along with our Hill & Robbins lawyers, met with DWR Dave Nettles, lawyer from Attorney General's office (Ema Shultz), and several DWR staff. IMMD came away with what we needed; the shift from Bar Star to HASP is simply an administrative matter involving the filing of written notices; the change will be done in a batch rather than individual basis; no new applications are needed; no mention of any additional fees. They were supportive of the change and just wanted to be sure the paper trail was clear and in place.

Glenn has been in communication with Colorado Water Court in Greeley. The water referee on Thursday this week was very receptive to meeting and seeking an "expedient and painless change in aug. plans;" Peter Ampe had briefed the referee earlier and Glenn expects a follow-up face-to-face in the coming week, along with meeting with water clerk if deemed necessary.

Roger and Glenn have a Monday February 12 conference call with HASP officials to discuss a more efficient and effective way to communicate and to get a better understanding of the need for a water storage vessel expressed by the Colorado Water Conservation Board. HASP Chair Dave Wissel will be attending IMMD's March Board meeting.

- Office help---Samantha is stretched thin and needs help; IMMD needs some backup; the support person would not be an addition to budget but rather within the budget allocation to Sam. Board authorized Sam to seek a qualified assistant.
- Dave Wissel offer---Board discussed Dave Wissel's email offer of a special workshop on water augmentation to the IM community; it was decided that Glenn would send email to Dave and make a connection with Samantha; the idea is that Dave might offer a 2 hour water augmentation workshop prior to the annual IM owners meeting on Memorial Day Weekend; Samantha will discuss this option; Glenn will invite Dave to attend the March 10 IMMD Board meeting to discuss HASP progress on our IGA.

Public Comment---some comments taken during meeting and others taken during this period.
Meeting Adjourned 10:15am Next meeting: March 10, 2018

Minutes taken by Glenn Haas, IMMD Secretary, and approved by Board on March 10, 2018.