

**Indian Mountain Metropolitan District  
Minutes of the Regular Board Meeting  
Indian Mountain Community Center  
June 8, 2019 9:00 am**

**Board Attendance:** Bev Bushaw, Bret Crouch, Karen Goodman, Marcia Logan, Roger Mattson, Samantha Bertin – Business Manager

**Guests in Attendance:** Deb Griffin, Joy Hines, John Thompson, Jim Scherrer, Carmen and Carl Neu, John and Julie Barlock, Len Hutchinson, Linda Tecklenburg, Kerry Mousley, Larry Siverson, Don Frye, Loren Klain, Jeannie and Craig Campbell, Ed and Becky Sturgeon, Susan and Jerry Strong, Rhonda Cates, Tanya Kuehl, Jeff Mason, Brian Simpson, Susan Holman, Janis Rodriguez, Robert Scott (*Disclaimer: This listing may not be a complete record of attendees.*)

**Call to Order:** Bev Bushaw called the meeting to order at 9:00 am. She thanked all the attendees for coming to the meeting.

**Additions to Agenda:** Samantha added the discussion of the Water Pump situation at the RV Dump Station to New Business. John Thompson added a Firewise Update to Unfinished Business.

**Secretary: MOTION: Marcia Logan moved and Roger Mattson seconded a motion to approve the Notes from the May 10, 2019 Work Session. Motion passed unanimously.**

**MOTION: Marcia Logan moved and Roger Mattson seconded a motion to approve the Minutes of the May 11, 2019 Regular Board Meeting. Motion passed unanimously.**

**Treasurer:** Karen Goodman reported there were no unusual transactions or expenditures during the last month. The balances in the IMMD accounts are as follows:

General Fund	\$115,252.83
Special Conservation Fund	\$ 7,497.88
Reserve Fund	\$ 6,003.25
IMWSP Administration	\$ 56,918.60
IMWSP Acquisition	\$ 23,756.48
TOTAL	\$209,429.04

**MOTION: Karen Goodman moved and Bret Crouch seconded a motion to accept the Treasurer's Report as of June 1, 2019. Motion passed unanimously.**

Karen reviewed the results of the mid-year financial review that the Board held at the June 7, 2019 Work Session. IMMD is doing fine. A couple of suggestions will be incorporated into the next review, which will include a column showing prior year balances as of the same date, notes on any material considerations to help monitor the budget (ex: significant increases / decreases in Lodge reservations, Community Center rentals, change in policy such as the proposed fees for the Burn Pit). The next update will be held on Saturday, August 9, 2019, at the Community Center. Time to be determined.

**Business Manager:** Samantha reported that Schleppe Painting was notified that they were awarded the Community Center painting job, which has been scheduled for the first week of August (weather dependent).

Last month, Jeff Mason (IMPOA Treasurer) reported there was an error about **Gold Pan Park** in a newly published book about Gold Panning in Colorado. Samantha asked who was charged with writing a clarification letter to the author of the book. Bev Bushaw agreed IMMD should write the letter and she would get with Jeff Mason and would send the letter.

**Maintenance:** Larry Siverson reported that "all is NOT well" this month. The discovery that the pump at the RV Dump Station had burned out and needed to be replaced lead to a much bigger issue that needs to be addressed. This situation will be discussed in greater detail under New Business.

The playground slide has been repaired and is safe for children to use.

Larry also suggested the Board consider replacing the decking at the Lodge with a maintenance-free product. This will be decided at a later date prior to the 2020 Budget preparation.

#### **Unfinished Business:**

**Annual Open House Update:** Larry Siverson (IMPOA President) reported that the Open House held on May 25, 2019 went well but there was poor attendance from the owners and the IMPOA and IMMD Board members. The Park County Sheriff, Tom McGraw, gave a very good presentation. Gene Nagle, JCFPD Fire Chief, explained the new changes to the Burn Ban regulations, which are substantial. Larry suggested naming this event something other than "open house" as people were just wandering in throughout the two-hour event, assuming it was a literal "open house". Roger Mattson summarized the Sheriff's presentation for the Board Meeting attendees.

**South Park Telephone Internet Service:** Bev Bushaw explained that South Park Telephone was expanding their Internet services into additional areas of Indian Mountain. They have requested permission to promote their new service area to Indian Mountain owners. The IMMD Board had no objection.

**Welcome Luncheon Update:** Joy Hines reported that 154 postcards were sent to newer owners of IM property and 56 have RSVP'd positively and plan to attend the Luncheon scheduled for June 15 at the Community Center from 11:00 to 3:00. She requested help to set up on Friday, June 14 at 10:30-ish. Sandwich fixing's, salads, chips, drinks, desserts, etc. will be the lunch menu. Tables with information will be available for owners. There will be a number of speakers to provide general information and suggestions of where to find additional information that is of particular interest.

**Burn Pit Decisions for Opening in 2019 / Vote:** The discussion for this topic was held at the May 2019 Work Session. **MOTION: Roger Mattson moved and Marcia Logan seconded the motion that the Burn Pit would only accept 500 pickup-truck-sized loads for this season with**

- 1. Indian Mountain owners obtaining a permit for \$50/year/unlmted loads;**
- 2. non-IM owners' permit obtained for \$150/year/unlmted loads;**

- 3. Stagestop could obtain a sub-division permit for \$2500/year/unlmted loads for Stagestop owners or Stagestop owners could obtain an individual permit for \$100/year/unlmted loads;**
- 4. Elkhorn Ranches could obtain a sub-division permit for \$1500/year/unlmted loads for Elkhorn Ranches owners or Elkhorn Ranches owners could obtain an individual permit for \$100/year/unlmted loads**

**With the imposition of restrictions for slash of No Stumps, maximum 8" diameter, and maximum length of 8'.**

After the second of the motion by Marcia, there was a detailed discussion of the components of the motion as Bev reported that she had discussions with both Stagestop and Elkhorn Ranches and told them both sub-division permits would each be \$2500 for the year. Based on past years burn pit usage numbers that were available at the Work Session in May, Elkhorn Ranches usage of the Burn Pit was about half of Stagestop's usage. The decision was to maintain the two different amounts as stated in the motion and Bev would contact Stagestop and Elkhorn Ranches to clarify.

**The motion passed with FOUR YES votes (Bushaw, Goodman, Mattson, and Logan) and ONE NO vote (Bret Crouch).**

There was a discussion on the amount of work that needed to be done in the **Burn Pit** to get it ready for the 2019 season **and JUNE 22 was decided as the opening date.** There will be a need to keep track of the number of loads via a check-in procedure so a LOG LIST will be prepared to help the volunteers with this.

**WSP Update / Input from Water Advisory Committee (WAC):** Bret Crouch reported that the WAC would be meeting the afternoon of June 8, 2019. The WAC had earlier approved the three-step process on proper handling of non-compliant enrollees and the WAC would now follow that process while it was being reviewed for incorporation into the Operations Manual by the IMMD Board. If they have problems, the IMMD Board is available to assist. Samantha Bertin will be attending this meeting.

**Picnic Responsibilities:** Bev Bushaw wants to form a committee to meet after the Welcome Luncheon on June 15<sup>th</sup> to finalize the details. There was a suggestion to change the food choices this year so Bev Bushaw presented a bid for smoked chicken and smoked pork for a cost of \$460. In the past, hamburgers and hot dogs for 200 people cost \$350-\$400. IMPOA will provide the tent, chairs, dessert, and drinks.

**MOTION: Bev Bushaw moved and Roger Mattson seconded a motion to accept the Bushaw bid for smoked chicken and pork for a cost of \$460. The motion was approved unanimously.**

**New Business:** Bev Bushaw reported that three topics had been scheduled for the June 7, 2019 Work Session – Mid-Year Financials, Old Rec Hall Idea Discussion and Contract Reviews and Re-signing (tabled to a future date).

The MID-YEAR FINANCIAL REVIEW was covered in the Treasurer's report.

**The Old Rec Hall:** Bar Star has an interest in the building and has made a couple of offers to purchase the building. Samantha explained the complexity of the title situation that would involve much work and money to resolve in order to provide a clear title. This situation originated many years ago via arrangements between Jim

Campbell and IMMD and was exacerbated by the water initiative of the City of Aurora. Samantha presented a suggestion to have IMMD offer Bar Star a 10-year lease at \$1200/year and keeping IMMD as an insured party on the insurance policy.

**MOTION: Bev Bushaw moved and Roger Mattson seconded a motion to make the Old Rec Hall available to Bar Star via a 10-year lease at \$1200/yr keeping IMMD as an insured party on the insurance policy. The motion was unanimously approved.** Samantha will work with Jeanie Campbell on the paperwork.

**Coordination of a Community Clean-up:** Bev Bushaw will lead an effort to get a committee together for a June date to take advantage of the dumpsters that will be available on July 7, 2019 (Dumpster Day).

**Update on new Fire Regulations:** Don Frye reviewed the new Park County Fire Regulations that were effective June 1, 2019. There are quite a few new provisions and procedures to follow to comply with the new regulations. A couple of highlights are:

- Permits are needed for campfires – maximum size is 3’ x 3’ x 3’
- Significant fines for non-compliance
- No slash fires from May 1 through September 30 – no matter what.
- Yearly permit for \$10 available from the fire station
- Need to alert JCFPD about your campfires.

Further information will be available on both the IMMD and IMPOA websites. Copies of the ordinance will be available at the Business Office (Community Center).

**RV Dump Station:** Samantha reported that the water pump burned out and needs to be replaced. Sewage dumping can continue, but there will be no water available at the site. In investigating this situation it was discovered that this well has been in place for 50+ years without a valid well permit. The process to obtain a new well permit and obtain augmentation for the well is estimated to take about 63 days so the entire summer season will be impacted. The estimated cost of the project is between \$7,000 and \$10,000. This Dump Station is a septic tank that needs to be pumped monthly when usage is high at a cost of approximately \$400 per pump. Obtaining augmentation through the WSP is not a possibility as WSP does not accept “commercial” users and the Dump Station is classified as a commercial site. A separate stand-alone augmentation arrangement will have to be obtained from HASP.

**MOTION: Roger Mattson moved and Bret Crouch seconded a motion to move forward to resolve this situation using these estimates:**

***Estimate of the Cost to Make RV Dump Station Correct  
(All numbers given are an estimate)***

<b><i>Pump and wire pulled and replaced</i></b>	<b><i>\$ 2,300</i></b>
<b><i>Top of well casing extended to meet current requirements</i></b>	<b><i>\$ 100</i></b>
<b><i>Meter and Installation for augmentation purposes</i></b>	<b><i>\$ 500</i></b>
<b><i>Meter Certification</i></b>	<b><i>\$ 200</i></b>
<b><i>Well Permit and DWR Application Fee</i></b>	<b><i>\$ 100</i></b>
<b><i>HASP Application Fee</i></b>	<b><i>\$ 500</i></b>
<b><i>Cost of water (one-time charge)</i></b>	<b><i>\$3,750</i></b>
<b><i>Annual Fee for Maintenance to HASP</i></b>	<b><i><u>\$ 250</u></i></b>
<b><i>TOTAL</i></b>	<b><i>\$7,700</i></b>

**The motion to move forward with the repair was approved unanimously.**

**Pasture Golf Community Event:** Tanya Kuehl has investigated the feasibility of this event. She and Linda Tecklenburg will pick a date and promote the event within the community to encourage people to sign up. More details to follow.

**Firewise Update:** John Thompson (IMPOA) asked the IMMD Board to discuss whether IMMD would consider having the Community Center designated as a Red Cross evacuation center. The IMMD Board will investigate what all is involved and will report back.

The **Chipping Days** for June have been cancelled due to lack of IM participation. The deadline for July sign ups is July 1. August and September Chipping Days are still available at this point.

John told everyone that he will be resigning from the IMPOA Board and leaving Colorado after the July Board meetings. Bev, on the Board's behalf, thanked John for all that he's done for the IM community and his departure will be a very big loss.

Meeting adjourned at 10:32  
Next meeting July 13, 2019 9:00 am

Respectfully submitted,  
s/Marcia Logan, Secretary

*(Meeting Agenda follows on the next page)*

Indian Mountain Metropolitan District  
Agenda for Regular Board Meeting  
June 8, 2019

Call to Order-Welcome to all  
Additions to and Approval of Agenda  
Board Attendance: Beverly Bushaw, Marcia Logan, Roger Mattson, Karen Goodman,  
Bret Crouch

Guests in Attendance:

Secretary's Report

**Motion:** The Board approves the minutes of the May 11, 2019 Regular Board Meeting

Treasurer's Report

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

General Fund=\$ 115,252.83  
Special Conservation Fund=\$7,497.88  
Reserves Fund=\$6,003.25  
IMWSP Admin. =\$ 56,918.60  
IMWSP Acquisition=\$22,946.48  
Total=\$ 209,429.04

Business Manager Report  
Maintenance Report

**Unfinished Business**

Annual Open House Update  
South Park Telephone Internet Service  
Welcome Luncheon Update  
Burn Pit Decisions For Opening in 2019/Vote  
WSP Update/Input from Advisory Committee  
Picnic Food Decisions

- Raffle Prizes
- Children's games, etc.
- Playground Maintenance

**New Business**

- Report on Mid-year financial review
- Community Clean-Up – coordination of
- Pasture golf – Community Event – 1st Annual Golf Outing

Public Comment  
Meeting Adjourned  
Next meeting: July 13, 2019