

**Indian Mountain Metropolitan District  
Minutes of the Regular Board Meeting  
Indian Mountain Community Center  
August 10, 2019**

**Board Attendees:** Bev Bushaw, Bret Crouch, Karen Goodman, Marcia Logan, Samantha Bertin, District Business Manager. Roger Mattson excused.

**Guests:** Carmen Neu, Becky Sturgeon, Craig and Jeanie Campbell, Deb Griffin, Joy Hines, John and Julie Barlock, Mark and Jennifer Miller, Charles Phillips, Jim Scherrer, Glenn Haas, Larry Siverson, Jeff Mason, Rhonda and Dwight Cates, Tanya Kuehl, Larry Disney. *(Disclaimer: This listing may not be a complete record of attendees).*

**Call to Order - Welcome to All:** Bev Bushaw called the meeting to order at 9:00 am. and welcomed the guests.

**Additions to and Approval of Agenda:** The addition to the Agenda was the presentation of an analysis Glenn Haas provided on the IM WSP Water Usage for the First Six Months of 2019.. **MOTION: Bev Bushaw moved and Bret Crouch seconded the motion to approve the Agenda with the addition of the IM WSP report. Motion passed unanimously.**

Bev summarized the Work Session the IMMD Board held on Friday where the mid-year financials were discussed along with suggestions for the 2020 Budget. Another Work Session will be held towards the end of August to continue the discussions.

She also reminded people to volunteer for a shift(s) as a Burn Pit monitor by signing the sign-up sheets.

**Secretary: Marcia Logan moved and Karen Goodman seconded a motion to approve the minutes of the July 13, 2019 Board meeting. Motion passed unanimously.**

**Treasurer:** Karen Goodman reviewed the balances in the following accounts and explained the categories in more detail to aid in understanding.

General Fund	\$ 94,789.36
Special Conservation Fund	\$ 7,730.03
Reserve Fund	\$ 6,004.00
IMWSP Administration	\$ 54,833.50
IMWSP Acquisition	<u>\$ 25,376.48</u>
Total	\$188,733.37

**MOTION: Karen Goodman moved and Bret Crouch seconded a motion to approve the Treasurer's Report. Motion passed unanimously.**

**District Manager:** Samantha reported that there was nothing to report at this time. She did mention that she, Bret Crouch, and Glenn Haas would be attending the HASP meeting on August 14, 2019. She hoped they would learn more details about the pipeline HASP is planning to install.

**Maintenance:** Larry Siverson reported that things were 99% ok. The shower in the Comfort Station needs to have the hot water situation investigated, as there have been complaints about the lack of sufficient hot water.

**Unfinished Business:**

**Burn Pit Update:** Bev reported that the Burn Pit opened on July 20 but has been impacted by the weather. To date the pit has been open three days and closed for five days. There have been 80 permits issued. The pit has been configured to allow for 15 stacks this year and so far 5 stacks are already closed. There were 115 loads brought to the pit on opening day.

**Burn Pit Shelter:** Bret reported on the status of acquiring a shelter for the Burn Pit. A property owner had a 10 x 10 shed for \$1500. The shed is quite nice but more than IMMD needs or wants to pay. He encouraged other owners to contact him for information if they privately wanted to investigate the offer. The second offer was from

Dwight and Rhonda Cates who are relinquishing the lease on a deer blind in Texas and have offered the stand to IMMD at no cost. If this is something IMMD is interested in, they will trailer the blind to IM and it can be installed at the Burn Pit. Rhonda circulated pictures of the stand. The Board gratefully accepted the Cates' generous offer and Bret offered to help unload and set up the blind when they get it to IM.

**IMWSP Dismissal Policy and Letter Approval:** The issue with this item was clarified and was tabled until the Letter could be reworked to align with the policy. Most likely it will be on the September Agenda.

**Sale Offer on Old Rec Hall / Go Forward?** Samantha reported that she had discussed the title situation with legal counsel and IMMD can either go out for additional bids on the property or proceed with negotiations with Bar Star. The offer from Bar Star is for \$2000 and to convey the land back to the original ranch property which is currently owned by Aurora. The assessors review confirmed that the land is owned by IMMD and no conveyance is needed as we are not interested in getting rid of the land. **MOTION: Bret moved and Karen Goodman seconded a motion to make a counter offer to Bar Star for \$5,000 and removal of the Rec Hall from the land by December 31, 2019 to align with expiration of the insurance coverage. The motion passed unanimously.** Samantha will write up the offer and will forward to Jeanie Campbell at Bar Star.

**Noxious Weeds Sprayed at Gold Pan Park and the RV Dump Area on 7/28/19:** Bret reported that he'd obtained the proper chemical to use for spraying the thistles and other noxious weeds at the Gold Pan Park and RV Dump Area and the plants were wilting. He said there was enough of the chemical left to handle spraying for the next few years.

**Update on RV Dump Well and Augmentation Plan:** Samantha reported that the Augmentation Plan Application had been submitted to HASP and it is anticipated that the well permit will be issued by the end of September. Sara Brucker of the Division of Water Resources requested completion of a couple of additional things, which Samantha will handle. When the well permit is received, John Lazanas of Premier Pump will install the pump components before cold weather sets in.

**Indian Mountain WSP Water Consumption Report:** Glenn Haas reported that he had evaluated the water consumption usage for the January to June 2019 time frame and shared his findings. A copy of his report is attached to the end of the minutes. He reported that it appears the 7,333 gals/mo amount is a state-wide number. IM WSP enrollee consumption was approximately 10.6% of the total allotted. The average consumption per well was 782 gals/mo. The metering will be a benefit for making any future decisions about purchasing water. According to Glenn, he believes that the Division of Water Resources may be returning more water to the river than is necessary.

Glenn requested Rich Reindel to determine if there is a way to do a month-to-month comparison of usage to determine significant anomalies that would skew the results. He suggested that periodic evaluation of water consumption be continued and to share the data with HASP and the Division of Water Resources. Samantha mentioned that Matt Loose was the DWR engineer that receives the WSP information that is reported to HASP. Glenn will contact him to continue the discussion.

#### **New Business:**

**Community Center Rental / Special Events Versus Regular Events Policies:** Samantha clarified the policy of the Community Center. The building is open Wednesday through Saturday from 9:00 to 1:00 and during that time anyone is welcome to use the facility for playing pool, using wifi, watching TV, etc. If other events are going on during those times and are non-paying events, others are entitled to use the facility. If an event is a paid event, the facility is closed to all except those attending the paid event. The rates to rent the Community Center are \$250 deposit, \$100/day and \$1 for each additional attendee over 15.

A question was posed about why a damage deposit for an event was required on public days. Samantha and Bev briefly addressed the question and will take it up at a later meeting to reevaluate and clarify the response.

**Beginning Budget Proposals and Prep for October 15, 2019 Submittal:** Bev reported that another Work Session would be scheduled to continue the discussion about the budget preparation sometime later in August / early September. The date will be published on the website and is open to any owner that is interested in attending.

**Upcoming Events:**

Bev reported that the Chili Cookoff is scheduled for October 19, 2019. Glenn Haas will assist and details will be posted on Nextdoor.

Tim Mousley is leading the Craft Fair scheduled for October 26, 2019 from 10:00 to 4:00. All vendor space is committed and he has a waiting list in case of cancellations.

Meeting adjourned at 9:40 am

Next Meeting September 14, 2019 9:00 am

Respectfully submitted,

s/Marcia Logan

IMMD Secretary

*This meeting's Agenda and the IMWSP Water Consumption Report follow on the next pages.*

Indian Mountain Metropolitan District  
Agenda for Regular Board Meeting

August 10, 2019

Call to Order-Welcome to all  
Additions to and Approval of Agenda  
Board Attendance:  
Guests in Attendance: \_\_\_\_\_

Secretary's Report

**Motion:** The Board approves the minutes of the July 13, 2019 Regular Board Meeting

Treasurer's Report

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

General Fund=\$94,789.36  
Special Conservation Fund=\$7,730.03  
Reserves Fund=\$6,004.00  
IMWSP Admin. =\$54,833.50  
IMWSP Acquisition=\$25,376.48  
Total=\$188,733.37

District Manager Report  
Maintenance Report

**Unfinished Business**

- Burn pit Update
- IMWSP Dismissal Policy and Letter Approval
- Sale offer on Old Rec Hall/Go forward?
- Burn Pit Shelter Update
- Noxious Weeds Sprayed at the Gold Pan Park and RV Dump Area-7/28
- Update on RV Dump Well and Augmentation Plan

**New Business**

- Community Center Rental/Special Events Versus Regular Events-Policies
- Beginning Budget Proposals and Prep for Oct. 15 Submittal

Public Comment  
Meeting Adjourned  
Next meeting: September 14, 2019

# Indian Mountain WSP Water Consumption Report

## January 1—June 30, 2019

Draft—Numbers being double checked

IMWSP sample size for this report = 335 wells in IMWSP

Allowable consumption per well per month (88,000 gals/ 12 months) = 7,333 gals per well per month

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Total IMWSP water reported consumed in 6 month period =1,571,589 gallons

Total water allowable for 6 month period (7,333 gals per month \* 6 months \* 335) = 14,739,330 gals

Percent of allowable water consumed (1,571,589 gals by IMWSP/ 14,739,330 gals allowable) = **10.66%**

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Avg. consumption per well for 6 month period = 4,691 gallons per well for 6 month period

Avg. consumption per well per month= 4,691 gals/6 months = **782 gallons per month**

Percent of allowable water consumed on average per well per month (782 gals actual/4,691 gals allowable) = **10.66%**

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Sidenote: Based upon a sample of 5 full-time IM households I am aware of, monthly water consumption ranges from 1,700-2,900 gals per month versus the 782 gals for the overall 335 wells I found in my analysis.

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### My take-aways:

1. Participants in the IMWSP consume significantly less (10.66%) water than the allowable amount of water they can use.
2. The monthly allocation of 7,330 gals per well in the IMWSP may not be realistic or necessary.
3. If DWR requires the release (augmentation) of 7,333 gals per month (88,000 gals per year) for all 335 IMWSP wells, one could argue that there is a large overage of water going downstream.
4. It is important that the IMWSP track water reporting (monitor for errors; missed reports) so that our actual water consumption may be fairly and accurately reflected in future water purchases and DWR water releases. These calculations should be updated for 2019 in January 2020.

Glenn Haas 8-8-19