

**Indian Mountain Metropolitan District  
Minutes of the Regular Board Meeting  
Indian Mountain Community Center  
November 9, 2019**

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

**Guests:** John and Tammy Aberle, Larry Siverson, Jeff Mason, Rhonda and Dwight Cates

**Call to Order:** Vice President, Bret Crouch, called the meeting to order at 9:05 am

**Agenda Additions and Approval:** There were no additions to the Agenda. **MOTION: Marcia Logan moved and Roger Mattson seconded a motion to approve the Agenda as presented. Motion approved.**

Secretary: **MOTION: Marcia Logan moved and Bret Crouch seconded a motion to approve the Minutes of the October Board meeting. Motion approved.**

Treasurer: Karen Goodman reviewed the account balances as of October 31, 2019:

General Fund	\$ 89,072.48
Special Conservation Fund	\$ 1,444.59
Reserves Fund	\$ 6,004.77
IMWSP Admin	\$ 45,629.23 (\$20,000 of this held in reserve)
IMWSP Acquisition	<u>\$ 25,046.48</u>
TOTAL	\$167,197.55

**MOTION: Karen Goodman moved and Roger Mattson seconded a motion to approve the Treasurer's report as of October 31, 2019. Motion passed.**

Roger posed a couple of questions regarding small, minor differences in dollar amounts between the 2020 Proposed Budget and those same dollar amounts in the Financial Forecasting Model. There didn't appear to be a simple answer so Karen will be researching the reason for the discrepancies so as to eliminate them in 2020.

A discussion was held in the week prior to this month's board meeting between Karen, Samantha, and Dawn Schilling (Schilling CPAs), who provides accounting advice and files the annual exemption with the State of Colorado on IMMD's behalf, regarding the Annual budget that is filed with Park County. Due to Government Accounting Standard Board's lease accounting changes in 2017, the loan for the Land Water Trust fund under modified accrual accounting treatment requires the loan proceeds to be recognized as revenue over the 8-year lease term and the expense to be recognized over five years (the term of the loan). Under this methodology, the exemption filed with the state in 2018 had a negative ending fund balance (since revenue recognized is \$26,250 per year over eight years instead of the \$210,000 lump sum) even though there are, and continue to be, physical funds available. In order to accurately present IMMD's financial condition, the CPA advised that the budget could be presented on a cash basis accompanied by a reconciliation to the modified accrual statement.

Due to complexity, Schilling CPAs will prepare the 2020 Budget statements and reconciliations to ensure proper presentation and will utilize templates that can be leveraged by IMMD in the future. The time estimate provided by the CPA to complete the budget and reconciliation is between 3-5 hours at a charge of \$100/hour. **MOTION: Roger Mattson moved and Bret Crouch seconded a motion to approve the arrangement with the CPA to complete the 2020 presentation of IMMD's Budget documents and reconciliation not to exceed \$700. Motion approved.**

The 2020 Budget and the resulting presentation of it will be on the Agenda for the December regular Board Meeting.

**District Manager:** Samantha Bertin - nothing to report at this point in the agenda.

**Maintenance:** Larry Siverson reported that things were going well. He has found wheels that will fit the cart and they will be installed in the near future.

### **Unfinished Business**

**Burn Pit Update:** Bret reported that the burning of the pit on Nov 1, 2019 was completed without any problems. The first stack was lit at 6:30 am and the last one was lit at 10:15 am. With monitoring included, the burn was completed in 15 hours. Bret credited the good job of stacking, better conditions with the snow earlier for this end of the season, and the ability to add extraneous material around the stacks that wasn't available for the spring burn. A summary of the fall activity will be documented to serve as input into conversations with surrounding neighborhoods about future management plans for the burn pit. Larry Siverson will contact the Presidents of neighboring subdivisions to discuss different issues all neighborhoods have in common over and above the burn pit (fire mitigation activities, coordination, emergency evacuation, water augmentation, etc.)

### **Insurance Questions, BMO coverage decline, old rec hall drop or keep:**

Samantha Bertin reported that IMMD insurance policies were up for renewal. She explained that **BMO** (Board Member Only) coverage (exclusively for Workman's Compensation) no longer applied to the Board since there was no longer any stipend paid to Board members. A resolution is needed to formally drop the coverage. **MOTION: Roger Mattson moved and Bret Crouch seconded a motion to approve a resolution to this effect, prepared by Samantha to drop the BMO coverage. Motion approved.**

**Old Rec Hall:** Samantha reported that there hasn't been any response from Bar Star on IMMD's offer to sell the building to Bar Star. Discussion was held on whether the insurance coverage on that building should be dropped at this point. Samantha was requested to contact Jeanie Campbell with Bar Star to determine the current status. It was decided that the Board should continue with the liability coverage until such time as a final disposition is determined, which could include razing the building and eliminating the liability to IMMD.

**Policy for WSP Hardship Cases:** Samantha sent a summary of the specifics involved in last month's decision regarding the installation of a meter reader in a residence and the rationale for the decision to contract with Pete Ambrose to do the work and be reimbursed by IMMD. Roger had submitted some additional criteria that might be included that would more likely fall under IMPOA's decision making. Samantha was requested to draft a proposed policy to be presented at the December board meeting.

**Status of Developing Community Survey Questions:** Bev has someone outside of the board reviewing the 2006 Community Survey to help in formulating updated questions. Results forthcoming.

**New Business:**

**Discussion of election procedure and plan forward:** Samantha discussed preparations needed for the 2020 Board elections scheduled for May of 2020; specifically the role of Designated Election Official. An in-depth discussion took place about the DEO position and the responsibilities associated with that role. In the end, Samantha agreed to again take on the DEO role for 2020.

**Public Comment:** None

Meeting adjourned at 10:23  
Next Meeting December 14, 2019

Respectfully submitted,  
s/Marcia Logan, Secretary

Indian Mountain Metropolitan District  
Agenda for Regular Board Meeting

November 9, 2019

Call to Order-Welcome to all  
Additions to and Approval of Agenda  
Board Attendance: Roger Mattson, Marcia Logan, Karen Goodman, Bret Crouch,  
Beverly Bushaw (phone conference)  
Guests in Attendance: see sign in list

Secretary's Report

**Motion:** The Board approves the minutes of the Oct. 12, 2019 Regular Board Meeting

Treasurer's Report

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

General Fund=\$89,072.48

Special Conservation Fund=\$1,444.59

Reserves Fund=\$6,004.77

IMWSP Admin. =\$45,629.23 (\$20,000 of this held in reserve)

IMWSP Acquisition=\$25,046.48

Total=\$167,197.55

District Manager Report

Maintenance Report

**Unfinished Business**

- Burn pit update
- Insurance questions, BMO coverage decline, old rec hall drop or keep
- Budget Docs New spreadsheet/presentation
- Policy for WSP hardship cases
- Status of developing questions for a survey of the community to help with future planning

**New Business**

- Discussion of election procedure and plan forward

Public Comment

Meeting Adjourned

Next meeting: December 14, 2019