

**Indian Mountain Metropolitan District
Regular Board Meeting Community Center
October 10, 2020 9:00 am**

Board Members: Bret Crouch, Carol Darland, Karen Goodman (via phone), Glenn Haas, Marcia Logan, Samantha Bertin – District Manager

Guests: Larry Siverson, Jim Scherrer, Chad Wilcox, Jeff Mason, Jeanie Campbell, Julie Barlock, Pat Smith, Jackie Middlehoek
(Disclaimer: This list may not include everyone who attended).

Call to Order: President, Bret Crouch, called the meeting to order at 9:02 am.

Agenda Additions / Changes and Approval of Agenda: A small correction to correct the date on the Agenda from September 13 to September 12 was made. **MOTION: Bret Crouch moved and Glenn Haas seconded the agenda as corrected. Motion passed unanimously.**

Secretary: MOTION: Marcia Logan moved and Glenn Haas seconded a motion to approve the minutes of the September 12, 2020 Board Meeting. Motion passed unanimously.

Treasurer: As Karen was attending by phone, she asked Samantha Bertin to review the account balances as of September 30 2020. The balances are as follows:

General Fund	\$109,628.78
Special Conservation Fund	\$ 2,28.98
Reserves Fund	\$ 6,011.01
IMWSP Admin	\$ 94,974.03 (\$ 60,486.48 of this held in reserve)
TOTAL	\$212,942.80

MOTION: Samantha Bertin moved for Karen Goodman and Karen Goodman seconded the motion to approve the September 2020 Treasurer's report as reported. Motion passed unanimously.

District Manager: Samantha reported that to accommodate the Covid-19 restrictions for the winter season, she would have a "half" door installed beneath the exit sign. This will allow people to come into the lobby to wait until Samantha can attend to them. Samantha also reported that the installation of the new decking material at the Lodge is going very well.

Maintenance: Larry Siverson reported that things are going well and the deck installation job at the Lodge is about 99% complete.

Unfinished Business:

RV Dump station issue and solutions / suggestions: Bret is looking for effective ways to lock the facility when it is full and how to monitor the situation. Currently, Larry is physically checking the levels on a weekly basis. The tank was pumped on Oct 8 and the next pump is scheduled for Oct 28. The cost per pump is \$495. Samantha presented for consideration a plan to lay a concrete slab at the top of the tank, surround the slab with chain link fencing with a locked gate for which only Indian Mountain residents would have a key. She also mentioned that there is power available and a camera could be installed with the video saved. Samantha will gather pertinent information and costs and present a proposal to the board for consideration.

Maintenance Tech Update on applicants: Samantha reported that she has talked to about six people with maintenance businesses that have expressed some interest. It appears the wage figure being offered is too low so Sam is requesting that interested parties specify what they would need as an hourly wage. Samantha will rewrite the ad and repost it.

WSP Update: Pat Smith and Jackie Middlehoek reported that Jackie was able to reduce the number of non-responders to 25 for September. Jackie requested a meeting to discuss and clarify what consequences are available for repeat offenders. The letter from the board (Glenn) did have a positive result. Glenn, Pat, and Jackie will meet to come up with a plan for dealing with habitual non-reporters and make a presentation to the board.

Update on RV lot fencing repairs or replacement: Samantha confirmed that the fence is Indian Mountain's responsibility but Bar Star added electric wires at some point in the past. She proposes to turn off the electric fence, tighten the wire to take things through

the winter. In the spring, rebuild the fence to match the other fences. The fence that exists is in very bad shape, which may be why the electric fence was put in place.

Money in budget for outside painting of Comfort Station: Samantha reported that money is available in the 2021 budget to repaint the Comfort Station.

New Business:

Suggestion of new railing on Lodge: Samantha suggested the board consider installing a new railing at the Lodge similar to that on the Community Center deck since the deck floor has been updated to a maintenance free product. Samantha will get a cost estimate with actual measurements and report back to the board.

Feedback, next steps on response from county on LUR violations: Park County continues to explain their lack of response to complaints as due to lack of resources. They say they will pursue investigating if complaints are detail-specific. Jeff Mason (IMPOA board member) suggested forming a joint committee of IMMD / IMPOA boards to file complaints. **MOTION: Bret Crouch moved and Carol Darland seconded a motion to form a coalition of IMMD and IMPOA board members to pursue violations. Motion passed unanimously.** The suggestion was made to consider talking with neighboring subdivisions at some point in the future to determine any interest they might have in joining the coalition. Samantha will set up a workshop on October 24, 2020 at 9:00 am to discuss the coalition. Those expressing interest were Carol Darland, Karen Goodman, Bret Crouch, Marcia Logan, Jeff Mason, Jim Scherrer, and Larry Siverson.

New enrollment proposal for WSP: Glenn Haas would like to survey the community to determine the interest level in the WSP in the future. **MOTION: Glenn Haas moved and Bret Crouch seconded a motion to pursue a limited open enrollment for WSP for next year. Samantha brought up the issue of timing on when the process would be finished to meet the deadlines of the Division of Water Resources and the details would be more clearly defined. The MOTION passed unanimously.**

Contractor Invoice Details: Bret Crouch clarified his concerns on tracking hours/day worked and on what tasks. After discussion among board members, Samantha stated she had no problem with including the information on the invoices. Carol Darland then suggested the board investigate developing a template on the board's expectations of independent contractors. She offered to research examples that might work for IMMD and report back.

Investment info for Reserves: Following up on a comment made some time ago from Marcia that the district should explore options for investing available funds, Karen stated that she reviewed options for the district and noted that public funds can only be invested in specific investment vehicles that are subject to rating categories and maturity dates. She noted that Colotrust is a pooled local government option that she thinks should be explored and even though interest rates are currently less than .2% for a 7 day period if the district would have put \$50,000 in the Colotrust+ investment fund the return would have been about \$350 and even though that is not a lot, it is better than nothing. The board had limited discussion and agreed that the topic is worth exploring. **MOTION: Karen Goodman moved and Bret Crouch seconded a motion to evaluate Colotrust and other investment options with the intention of identifying funds that are available for investment within the IMMD general and IMWSP funds and propose a strategy to invest these funds at the next board meeting. Motion passed with Bret Crouch, Carol Darland, Karen Goodman, and Glenn Haas voting Yes; Marcia Logan did not vote as she was unable to hear the conversation.**

Miscellaneous: Samantha coordinated a time for the bank account signers could meet at the bank and get new signature cards prepared.

Public Comment: None

Next Meeting: November 14, 2020 9:00 am

Respectfully submitted:
s/Marcia Logan, Secretary

(Agenda for this meeting follows on the next page).