

Indian Mountain Metropolitan District
Regular Board Meeting – March 20, 2021 (postponed from March 13 due to weather)
Community Center 9:00 am

Board Members Present: Glenn Haas, Carol Darland, Karen Goodman, Marcia Logan (via phone).

Board Members Absent: Bret Crouch

Staff Present: Samantha Bertin – Business Manager, Pat Smith and Jackie Middelhoek – WSP Administrators

Staff Absent: Corey Hourigan

Guests: None

CALL TO ORDER: Acting President, Glenn Haas called the meeting to order at 8:58 am.

ADDITIONS TO AND APPROVAL OF AGENDA:

- Karen Goodman wanted to add a discussion on the *Financial Model* to the Treasurer's Report.
- Carol Darland wanted to add an action item regarding *board vacancies* under New Business.
- Glenn Haas wanted to provide a *DLOU update*.

Additions to the agenda were accepted – no motion was made.

SECRETARY: MOTION: Marcia Logan moved and Glenn Haas seconded a motion to approve the Minutes of the February 13, 2021 Board Meeting. Motion passed unanimously by Board members present.

TREASURER: Karen Goodman reviewed the account balances as follows:

General Fund	\$ 10,467.54
Special Conservation Fund	\$ 2,571.43
Reserves Fund	\$ 6,013.28
IMWSP Admin	\$ 17,674.88
IMWSP Water Acquisition	85.00
Colorado CSAFE CASH	\$ 29,000.15
Colorado CORE FUND	<u>\$100,001.08</u>
Total	\$165,813.36

MOTION: Karen Goodman moved and Glenn Hass seconded a motion to accept the Treasurer's report for February 2021. Motion passed unanimously by Board members present.

Karen had reviewed the Financial Model and presented some information for the Board to consider. She projected that the balance of the Land Water Trust Fund loan could be paid off in 2022 (\$90K). Karen reported that the model could utilize either a cash basis or an accrual basis – she recommended utilizing a cash basis going forward. She also suggested that the underlying assumptions for the model be reviewed and updated as needed. Examples would be the number of homes built in a year; determine if the time horizon should be kept at 5 years or decreased or increased; any anticipated impacts to the estimated tax revenue contemplated in near future. The IM WSP model projections will be kept separate. Karen will update the Financial Model for further discussion at the April Board meeting.

Samantha reported that a payment was received on March 10, 2021 for \$48K that isn't reflected in the account balances above. Karen suggested continuing to keep two month's of Operating Expenses in the General Fund with the amount exceeding that being deposited in the Colorado CSAFE CASH fund. **MOTION: Karen Goodman moved and Carol Darland seconded a motion to authorize Samantha Bertin to transfer excess funds over the two months of Operating Expenses held in the General Fund to the Colorado CSAFE CASH account. Motion passed unanimously by Board members present.**

DISTRICT MANAGER: Samantha reported the information she found on padded chairs for the Community Center that would be used for certain events. Approximately 20 or so chairs would be considered. Carol Darland volunteered to check out chairs at Sam's Club as she was making a trip and would report back at the April Board meeting.

MAINTENANCE: Corey Hourigan was not present. Samantha reported most things seemed to be ok.

UNFINISHED BUSINESS:

Website Update: Marcia Logan reported that Rich Reindel had the new IMMD website basically done with only a couple of pictures and some documents left to include. Marcia had provided screen prints of the new website and tried to convey the highlights – what wasn't included, where the information that transferred over was located, requesting any comments or changes needed. The most significant issue was the need to develop a procedure to handle the WSP requirements. Pat Smith and Jackie Middlehoek, as WSP Administrators, will talk specifics with Rich Reindel to determine the best resolution. Glenn suggested that the IMPOA / IMMD responsibility charts that appear in the newsletter be incorporated on the IMPOA page of the new website. Also, a small modification to the first paragraph on the new Home Page should be done incorporating some verbiage related to the 2013 service plan for IMMD. Wording will be provided to Rich.

Lodge Repair: Samantha reported that the repairs to the pressure tank were completed and everything is working well.

Dump Station Bid: Dru Dawson was the only bid received for the locking lid at \$500. **MOTION: Glenn Haas moved and Carol Darland seconded a motion to proceed with the Dawson bid for \$500 to install a locking lid at the RV Dump Station. Motion passed unanimously by Board members present.**

Name of Gold Pan Park: Glenn Haas reviewed the boundary issue still pending on the north side should be resolved this summer. Postpone this topic until late summer.

WSP Update: Pat Smith and Jackie Middelhoek reviewed the current status with the WSP. There are still seven (7) participants that have not paid the annual fee and Jackie has communicated with them several times with no results. In addition, there were six (6) non-reporters for February gallon usage that didn't meet the submission deadline of the 6th of the month. Extensive discussion ensued about methods to resolve the issues utilizing the protocols contained in the Operations Manual.

Update on Commissioners position on STR Enforcement: Postponed to another date due to meeting time constraints.

Future Meeting with Commissioner Amy Mitchell: Pat Smith had made contact initially with Amy Mitchell and will brief IMPOA. With both boards (or reps of each) working together, get a meeting organized to talk with her about Indian Mountain issues.

Update on Scanner / Printer prices / Approval to Purchase: Samantha reported on the information she found and indicated her preference was for two pieces of equipment rather than an all-in-one. **MOTION: Glenn Haas moved and Carol Darland seconded a motion to authorize Samantha to spend up to \$500 on the equipment that would fit her needs best. Motion unanimously passed by Board members present.**

NEW BUSINESS:

Comfort Station Update: Samantha reported that the pump at the Comfort Station froze again She talked to John Lazanas about what the problem could be this time. It was decided to do more investigation and determine if there was a possible easy solution to the problem (i.e. condensate pump with water trickle into a 5 gal bucket to be in effect for the time period November through March). No decision was made about buying the pump now or waiting until next fall.

QuickBooks Update Needed: Samantha reported that Quick Books will no longer support the package she is using after May 31, 2021. **MOTION: Carol Darland moved and Glenn Haas seconded a motion to approve purchase of a new QuickBooks program for \$400. Motion unanimously passed by Board members present.**

HASP/IMMD IGA for Water Purchase: Glenn Haas reviewed the draft amendment from HASP detailing the process for adding and dropping enrollees from the program and providing an opportunity to purchase up to an additional one acre foot of augmentation water. **MOTION: Glenn Haas moved and Carol Darland seconded a motion to approve the draft IGA Agreement with HASP. Motion unanimously passed by Board members present.**

Discuss the Recreational Overlay Zone being Proposed by County: Postponed to another date due to meeting time constraints.

Exemption from Audit Approved and Signed / Invoice: Karen had provided a draft of the Application for Audit Exemption for 2020 prepared by Schilling and Company and the accompanying invoice for \$2,200. **MOTION: Glenn Haas moved and Carol Darland seconded a motion to approve payment of \$2,200 to Schilling and Company for the Application for Audit Exemption for 2020. Motion unanimously passed by Board members present.**

Board Action on Vacancy: Carol Darland referred to the SDA Board Member Manual, Chapter 1, Section C Vacancies, pages 1-2, which states in part
"A Director's office shall be deemed vacant upon occurrence of any one of the following: Section 32-1-905(1),C.R.S.

1. *Failure to meet the qualifications of Director;*
2. *Failure to satisfy the oath or affirmation and bond or insurance requirements;*
3. *Written resignation;*
4. *Failure to remain qualified for the office;*
5. *Conviction of a felony;*
6. *Removal from office or voidance of election by Court (subject to appeal);*

7. *Failure to attend three consecutive regular Board meetings, unless approval of absence is entered in the minutes, or absence is excused by temporary mental or physical disability or illness, followed by a fourth absence; or*
8. *Death*

Any vacancy shall be filled by appointment by the remaining Directors.....

Continuing, she stated that Bret Crouch has been absent for the last three consecutive Board meetings (January – March 2021) without seeking approval for the absences and the position should be declared vacant. **MOTION: Carol Darland moved and Karen Goodman seconded a motion to consider the position vacant. Motion unanimously approved by Board members present.**

Glenn Haas will notify Bret via an email message to be sent on March 20, 2021.

DLOU Update: Postponed to another date due to meeting time constraints.

Public Comment: None

Adjournment: Glenn Haas moved and Carol Darland seconded a motion to adjourn the meeting at 11:03 am.

Next Meeting: April 10, 2021

Respectfully submitted,
s/Marcia Logan, Secretary

A copy of the agenda for this meeting follows on the next page.

Indian Mountain Metropolitan District
Agenda for Regular Board Meeting

Postponed to March 20, 2021
9am @ community center
Dial in number to attend via phone 1-805-706-4072

Call to Order-Welcome to all
Additions to and Approval of Agenda
Board Attendance:
Present:
Absent:

Staff in attendance:
Guests in Attendance: see sign in list

Secretary's Report

Motion: The board approves the minutes of the Feb. 13, 2021 Regular Board Meeting

Treasurer's Report

Motion: The board approves the Treasure's Report for Feb. 2021, balances include:

General Fund=\$10,467.54
Special Conservation Fund=\$2,571.43
Reserves Fund=\$6,013.28
IMWSP Admin=\$17,674.88
IMWSP Water Acquisition=\$85.00
Colorado CSAFE CASH=\$29,000.15
Colorado CORE FUND=\$100,001.08
Total=\$165,813.36

District Manager Report
Maintenance Report

Unfinished Business

- Website Update
- Lodge Repair of Pressure Tank Completed
- Dump Station bid received for Lid
- Name of Gold Pan Park
- WSP Update
- Update on Commissioners position on STR Enforcement
- Future Meeting With Commissioner Amy Mitchell
- Update on Scanner/Printer prices/Approval to purchase

New Business

- Comfort Station Update
- QuickBooks Update Needed
- HASP/IMMD IGA for Water Purchase
- Discuss the Recreational Overlay Zone being Proposed by County
- Exemption from Audit Approved and Signed/Invoice

Public Comment
Meeting Adjourned
Next meeting: April 10, 2021