

**Indian Mountain Metropolitan District
Regular Board Meeting – April 10, 2021
Community Center 9:00 am**

Board Members Present: Glenn Haas, Carol Darland, Karen Goodman, Marcia Logan

Board Member Vacancy: one position open

Staff Present: Samantha Bertin – Business Manager, Corey Hourigan, - Maintenance, Jackie Middelhoek – WSP Administrator

Guests Present: Don Frye, Julie Barlock, Andy Farrish, Paul Wilson, Dan Qualman (via phone), Jim Scherrer, Jeff Mason, Kathryn Abrahamson (*Disclaimer: This list of guests may not be a complete record of those in attendance.*)

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

ADDITIONS TO AND APPROVAL OF AGENDA: Glenn wanted to add a DLOU Update to New Business. **MOTION: Carol Darland moved and Glenn Haas seconded a motion to add the topic. Motion approved unanimously.**

SECRETARY: MOTION: Marcia Logan moved and Glenn Haas seconded a motion to approve the Minutes of the March 20, 2021 Board meeting. Motion approved unanimously.

TREASURER: Karen Goodman reviewed the balances as per the Agenda:

General Fund	\$ 53,944.53
Special Conservation Fund	\$ 2,827.07
Reserves Fund	\$ 6,015.50
IMWSP Admin	\$ 18,444.88
IMWSP Water Acquisition	\$ 85.00
Colorado CSAFE CASH	\$ 29,001.38
Colorado CORE FUND	<u>\$100,011.88</u>
TOTAL	\$210,330.24

Samantha reported that money from the General Fund was not moved as expected to the CSAFE CASH fund as the Bank in Fairplay was paying a higher daily interest rate. She will monitor both accounts and when it is advantageous will move money as was determined at the March 20, 2021 board meeting.

MOTION: Karen Goodman moved and Glenn Haas seconded a motion to monitor both the General Fund at the Bank in Fairplay and the CSAFE CASH fund to determine when any General Fund money should be moved. Motion approved unanimously.

MOTION: Karen Goodman moved and Glenn Haas seconded a motion to approve the Treasurer's Report. Motion approved unanimously.

DISTRICT MANAGER: Samantha reported that the new lid for the RV Dump Station was completed and installed. Corey Hourigan will search for the lock that matches the water lock and get it installed on the new lid. This will result in only one key being needed to handle access to both the water and septic at the site.

A new All-in-One printer has been purchased and is in the process of being setup.

MAINTENANCE: Corey Hourigan reported that things were good and that he and John Lazanas of Premier Pump were working to resolve the freezing line issue at the Comfort Station.

UNFINISHED BUSINESS:

WEBSITE UPDATE: The new IMMD website went live on April 7, 2021. Rich Reindel did a great job of creating an ADA compliant website for IMMD and for which, there were nice compliments given to him. Rich also helped Samantha back up a copy of the new website to the Google drive.

NAME OF GOLD PAN PARK (CHANGE?): Glenn reported that he and Jeff Mason (IMPOA Board) have been discussing how to get a travel listing removed from a gold panning guide, as Gold Pan Park is not open to the general public. Glenn asked about support for changing the name of the park and there was some discussion of options. **MOTION: Glenn Haas moved and Karen Goodman seconded a motion to rename Gold Pan Park to BRETON PARK. Motion approved unanimously.** All references to the park will be updated to the new name including signage and fencing. The issue on the property line dispute will be handled this summer.

WSP UPDATE: Jackie Middelhoek presented that latest information on the delinquent accounts situation. Glenn will personally contact the four participants that have not paid the WSP Admin fee for 2021 to alert them that they are about to be removed from the plan if some resolution isn't agreed to within the next couple of weeks.

WSP REVISED OM APPROVED: Jackie reviewed the couple of changes she made that would help clarify some details. She suggested changing the Late Admin Fee from \$5 to \$20. The revisions Glenn made involved program dismissal procedures. **MOTION: Glenn Haas moved and Carol Darland seconded a motion to approve the previous revisions and the additions proposed by Jackie Middelhoek to the Operations Manual. Motion approved unanimously.**

BOARD VACANCY: Samantha will continue to solicit applications for the vacant IMMD Board position.

FIRE MITIGATION / BURN PIT SCHEDULING / OPENING: News was shared that Dwight and Rhonda Cates have moved from Indian Mountain and therefore won't be available this summer. Samantha requested help for this year and to solicit volunteers to help. The burn pit is scheduled to open the first weekend in June – weather permitting. Andy Farrish will continue with the logistics on work that needs to be done at the burn pit. Clark Carlton was contacted and provided a \$1,250 estimate/bid to handle the scraping work that needs to be done. **MOTION: Glenn Haas moved and Marcia Logan seconded a motion to engage Clark Carlton to help with the pit cleanup work. Motion passed unanimously.** It was also decided to not open the pit to other neighboring subdivisions to begin with but to reevaluate as the season progresses. Samantha will call the new Jefferson-Como Fire Protection District Chief regarding the possible additional chipping program the JCFPD mentioned some months ago.

NEW BUSINESS:

FINANCIAL FORECAST MODEL: Karen Goodman provided a revised 5-yr Financial Model and reviewed some specific line items and requested feedback on the amount of effort to put

into this model going forward. After some discussion, a **Work Session was scheduled for May 7th at 9:00 at the Community Center** to review the model in detail and to specifically evaluate Indian Mountain assets and ascertain the remaining life and any replacement costs to help firm up the model estimates.

OPENING DATES FOR FACILITIES AND EVENTS PLANNING (CRAFT FAIR, PICNIC, ETC): Samantha reported that Park County has a GREEN designation for Covid-19 purposes which requires fewer restrictions. The Board discussed the issue and decided to reopen slowly. **MOTION: Glenn Haas moved and Carol Darland seconded a motion to reopen the Community Center and the Comfort Station (subject to the completion of repairs Corey Hourigan and John Lazanas are working on) on May 1, 2021. Special sanitizing cleaning protocol would still be required. Motion approved unanimously.** The picnic will be reestablished if volunteers can be found to assist. Samantha suggested single servings of items rather than a potluck. This limited menu would include "cooks" and "helpers" wearing masks and gloves; serving hamburgers, hot dogs, boneless chicken sandwiches already assembled and handing to attendees along with single bag servings of chips, desserts, etc. IMPOA would focus on desserts and drinks, IMMD on the sandwiches.

DISCUSS THE RECREATIONAL OVERLAY ZONE BING PROPOSED BY PARK COUNTY: Carol Darland briefly reported on this item that covers among other things instituting regulations that would allow people to leave an RV on their properties and also some language that might affect the "rent a vacant lot for camping" situation. Carol will distribute contact information if people are interested in attending either or both the Planning Commission meeting or the County Commissioner's meeting.

DLOU (DON'T LIEN ON US): Glenn Haas reviewed the status of the appeal Bar Star has made against the favorable legal decision made for IMMD some months ago in a lawsuit IMMD filed against Bar Star regarding the placement of liens on owners' property. The appeal is scheduled to be heard on May 25, 2021 with about 15 minutes allotted to each side for statements.

PUBLIC COMMENT: None

MEETING ADJOURNED: MOTION: Glenn Haas moved and Carol Darland seconded a motion to adjourn the meeting at 10:57 am

NEXT MEETING: May 8, 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
April 10, 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: Glenn Haas, Marcia Logan, Carol Darland, Karen Goodman
Present:
Absent:
Staff in attendance: Samantha Bertin, Jackie Middelhoek, Pat Smith
Guests in Attendance: see sign in list

Secretary's Report

Motion: The board approves the minutes of the Mar. 20, 2021 Regular Board Meeting

Treasurer's Report

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

General Fund=\$53,944.53
Special Conservation Fund=\$2,827.07
Reserves Fund=\$6,015.50
IMWSP Admin=\$18,444.88
IMWSP Water Acquisition=\$85.00
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District Manager Report
Maintenance Report

Unfinished Business

- Website Update
- Name of Gold Pan Park (change?)
- WSP Update
- WSP revised OM approved
- Board Vacancy
- Fire Mitigation/Burn Pit Scheduling/Opening

New Business

- Financial Forecast Model
- Opening dates for facilities and events planning(craft fair, picnic)
- Discuss the Recreational Overlay Zone being Proposed by County

Public Comment

Meeting Adjourned

Next meeting: May 8, 2021