

**Indian Mountain Metropolitan District
Regular Board Meeting
Community Center - 9:00 am
October 9, 2021**

Board Members Present: Carol Darland (President), Karen Goodman, Dan Qualman, Marcia Logan. Glenn Haas was excused.

Staff Present: Samantha Bertin (Business Manager), Jackie Middelhoek (WSP Administrator), Nick Rinaldi (Maintenance)

Guests: Brian Kocher, Jeff Mason

(Disclaimer: Names of all attendees may not be included in this list)

Call to Order: President, Carol Darland, called the meeting to order at 9:04 am

Additions to and Approval of Agenda: Acceptance of the Notes for the September 10 Work Session added. **MOTION:** Karen Goodman moved and Dan Qualman seconded the motion to approve the Agenda as modified. Motion passed unanimously.

Secretary: **MOTION:** Karen Goodman moved and Marcia Logan seconded a motion to accept the Notes of the September 10 Work Session. Motion passed unanimously. **MOTION:** Marcia Logan moved and Dan Qualman seconded a motion to approve the Minutes of the September 11 Board Meeting as presented. Motion passed unanimously.

Treasurer: Karen Goodman reviewed the account balances as of September 30, 2021 as presented on the agenda:

General Fund	\$119,514.10
Special Conservation Fund	\$ 3,399.01
Reserves Fund	\$ 6,020.03
IMWSP Admin	\$ 18,703.88
IMWSP Water Acquisition	\$ 90.00
CORE	\$ 100,054.06
CSAFE	<u>\$ 29,004.96</u>
TOTAL	\$ 276,786.04

MOTION: Karen Goodman moved and Dan Qualman seconded a motion to approve the Treasurer report as presented. Motion passed unanimously.

District Manager: Samantha Bertin had nothing to report at this point in the Agenda.

Maintenance: Nick Rinaldi (Maintenance) reported that things were fine.

Unfinished Business:

Facilities Update: Activity at the RV Dump Station has settled down. The water will be turned off for the winter the week of October 11th. Samantha will work on organizing the basement of the Lodge. Nick is continuing to update fixtures at the Comfort Station (ie faucets, etc) and doing safety maintenance on the playground equipment. Nick reported that a couple of aggressive cattle dogs at the RV lot were causing an issue with property owners trying to park their RVs. Samantha also reported that the surveillance camera caught someone washing dishes at the Comfort Station. Party was identified, contacted, and advised that activity was not allowed.

WSP Update: Jackie Middelhoek reported there were seven (7) participants that failed to submit their gallon usage for September. Some discussion ensued about levying fines on those that had multiple “no reports”. Jackie will update the WSP Operations Manual to reflect that three (3) instances of “no report” in a 12 month period would be subject to a fine and distribute the suggested language to the Board.

Events Update: Karen Goodman reported on the status of the Craft Fair to be held October 23 at the Community Center. Samantha and Nick will set up the room the week of October 18th and Samantha will arrange for the food on the 23rd.

The Volunteer Luncheon went well on September 18th. Attendance by Board members was disappointing. The \$1,096 cost will be split between IMPOA and IMMD.

Discuss current and future community communication from and about the IMMD board: Carol Darland presented a summary of the discussion held at the October 8 Work Session with members of the IMPOA board on how to efficiently work together to get information to the IM Community. The focus will be more on an active “push” strategy to get information in front of people rather than letting them find it on their own.

Dan Qualman started work on getting a Nextdoor account for IMMD but ran into some difficulty with conflicts with the name of an existing account that was set up a number of years ago. Samantha will work to resolve the issue.

Samantha is also continuing to work on gathering information that had been included in a New Owner Welcome package several years ago in order to develop a new Welcome package.

New Business:

Update from joint IMMD/IMPOA Work Session: Carol Darland reported that the October 8 Work Session focused on a discussion with IMPOA on 2022 objectives for IMMD to ensure both Boards were consistent in messaging and how to effectively and efficiently work to ensure information gets to the community. An example would be increased signage at the various facilities stating that use of such facilities was limited to Indian Mountain property owners (and their guests) and not available to the general public. This will be an on-going discussion as time goes on.

Proposed 2020 Budget Approved for Posting: The proposed 2022 IMMD Budget was reviewed and a few additional modifications were made. **MOTION:** Karen Goodman moved and Carol Darland seconded a motion to approve the proposed 2022 IMMD Budget as modified. Motion passed unanimously.

The proposed 2022 IMWSP Budget was reviewed. Jackie reported that there would be a total of 445 participants for 2022. **MOTION:** Karen Goodman moved and Dan Qualman seconded a motion to approve the proposed 2022 IMWSP Budget as presented. Motion passed unanimously.

Public Comment: None

Meeting Adjourned: Carol Darland adjourned the meeting at 10:45.

Next Meeting: November 13, 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

October 9, 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, Karen Goodman, Carol Darland, Dan Qualman
Staff Attendance: Samantha Bertin, Jackie Middelhoek
Guests in Attendance: see sign in list.

Secretary's Report

Motion: The board approves the minutes of the Sept. 11, 2021, Regular Board Meeting

Treasurer's Report

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

General Fund=\$119,514.10
Special Conservation Fund= \$3,399.01
Reserves Fund=\$6,020.03
IMWSP Admin=\$18,703.88
IMWSP Water Acquisition=\$90.00
CORE=\$100,054.06
CSAFE=\$29,004.96
Total=\$276,786.04

District Manager Report

Maintenance Report

Unfinished Business

- Facilities Update
- WSP Update
- Events update
- Discuss current and future community communication from and about the IMMD board
- Dan-NextDoor account for district
- Sam- Previous Welcome Package
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New Business

- Proposed 2022 Budget Approved for Posting
- Update from joint IMMD/IMPOA Work session

Public Comment

Meeting Adjourned

Next meeting: November 13, 2021