

**Indian Mountain Metropolitan District
Regular Board Meeting May 14, 2022
Community Center 9:00 am**

Guests: Gary & Judy Caven, Bill & Chris Morris, Loren Klain, Jeff Mason, Jim Scherrer, Carl & Carmen Neu, Tony and Larry Disney, Jim & Vickie Bridger, Dan & Mayjean Chase, Pat Smith
(Disclaimer: This list may not contain every name of those that attended)

Board: Karen Goodman, Glenn Haas, Dan Qualman, Marcia Logan; Carol Darland – via phone, Brian Kocher – absent

Staff: Samantha Bertin, Jackie Middelhoek, Nick Rinaldi - absent

Call to Order: Dan Qualman officiated the board meeting in Carol’s absence and called the meeting to order at 9:06 am. Dan also welcomed the new and re-elected Board members, Carol Darland, Dan Qualman and Brian Kocher.

Additions to & Approval of Agenda: MOTION: Glenn Haas moved and Marcia Logan seconded a motion to approve the Agenda as presented. Motion passed

Secretary: MOTION: Marcia Logan moved and Karen Goodman seconded the motion to approve the MARCH minutes as the April board meeting was cancelled due to a lack of a quorum. Motion passed.

Treasurer: Karen Goodman reviewed the account balances as for April 2022 as stated on the Agenda:

General Fund	\$114,231.57
Special Conservation Fund	\$ 4,012.66
Reserves Fund	\$ 6,024.54
IMWSP Admin	\$ 41,334.68
IMWSP Water Acquisition	\$ 47.50
CORE	\$ 65,113.06
CSAFE	<u>\$ 29,024.54</u>
TOTAL	\$259,788.57

Karen also reported that IMMD is doing better than budget due to not having to hold a formal election. IMWSP is also doing better than budget.

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

District Manager: Samantha Bertin reported that CORE had sent notification that there would be drone activity in Indian Mountain for the next two weeks in order to check the electrical lines. A private contractor will be conducting the drone footage.

Maintenance: Pat Smith, filling in for Nick Rinaldi, reported that the pipe at the RV Dump Station had split and approximately 20 gals of water were lost. The repair was completed with the use of heat tape. Pat also reported that normal maintenance was done at the Lodge and the Comfort Station.

UNFINISHED BUSINESS:

WSP Update: Jackie Middelhoek distributed the latest update sheet on delinquent participants, etc. The Board will be sending Certified Letters to several participants who are 90 or more day's delinquent.

Review of Painting bids for CC, CS, Lodge: Samantha Bertin distributed the painting bids that she had received. Only one company chose to bid on the three projects. After discussion, the Board agreed unanimously that LM Coatings to be awarded the bids for the needed work at the Community Center, the Comfort Station, and the Lodge. The total cost for the three jobs is \$16,710.

Discussion on Dump Station and plan forward: Samantha Bertin reported on her meetings with an Engineering firm on all that would be involved in moving the RV Dump Station from its present location to a new location near the overflow parking lot at the Community Center. Given the need for extra water and processing for RV chemicals, the estimated \$20,000 budgeted would not be enough to cover the cost involved. To install two vaults at the existing site and run them in tandem with more consistent pumping would involve \$30,000 - \$50,000. The suggestion to keep the current system with repairs added and more frequent pumping during this summer would be workable as the Board works numbers for the 2023 IMMD budget to allow for the new site to be developed properly. Karen Goodman will provide an updated financial forecast for 2023 at the June Board meeting.

Discussion of other items to be bid and the priorities of each: Samantha also requested some help in finding vendors to bid on some of the remaining 2022 projects (i.e. floors at the Community Center need to be sealed and grouted, the hot water heater should also be replaced, etc.)

Discussion on Turn and Burn for an alternate plan on burn pit: Kim Novitch, IMPOA Board member and FireWise coordinator had contacted a new company in Fairplay, Turn and Burn to provide an estimate to contract with them to burn the burn pit. The reality appears to be that the pit most likely won't be burned as usual this season due to lack of moisture and other favorable conditions. Turn and Burn said the current contents of the burn pit could be burned in one day for a cost of \$15,000. Discussion ensued. **MOTION: Karen Goodman moved and Dan Qualman seconded a motion to provide \$7,500 to IMPOA to split the cost and to move forward with the Turn and Burn option. Motion passed unanimously.** The offer will be forwarded to the IMPOA Board for consideration.

NEW BUSINESS:

Discussion of potential settlement with Bar Star: Glenn Haas shared information on a potential settlement that was received from Bar Star. This proposed settlement would address the outstanding issues of IMMD, IMPOA, and DLOU. The attorneys for IMMD, IMPOA, and DLOU have recommended accepting the offer. After some discussion, Glenn Haas will continue to work with Attorney Matt Montgomery to clarify some of the details. Included also, will be Dan Qualman the IMMD Board representative on water issues going forward as Glenn Haas' term has expired.

Public Comment: None

Next Meeting: June 11, 2022

Meeting adjourned at 10:38 am

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

May 14, 2022

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: Marcia Logan, Karen Goodman, Carol Darland(excused), Dan Qualman, Brian Kocher, Glenn Haas

Welcome to new and re-elected Board members. Carol, Dan and Brian

Staff Attendance: Samantha Bertin, Jackie Middelhoek

Guests in Attendance: see sign in list.

Secretary's Report

Motion: The board approves the minutes of the March 2022, Regular Board Meeting

Treasurer's Report

April Meeting was cancelled due to lack of quorum

Motion: The board approves the Treasurer's Report for April 2022, balances include:

General Fund=\$114,231.57

Special Conservation Fund= \$4,012.66

Reserves Fund=\$6,024.54

IMWSP Admin=\$41,334.68

IMWSP Water Acquisition=\$47.50

CORE=\$65,113.06

CSAFE=\$29,024.56

Total=\$259,788.57

District Manager Report

Maintenance Report

Unfinished Business

- WSP Update
- Review of Painting bids for CC, CS, Lodge
- Discussion on Dump Station and plan forward
- Discussion of other items to be bid and Priorities of each
- Discussion on Turn and Burn for an alternate plan on burn pit

New Business

- Discussion of potential settlement with BarStar

Public Comment

Meeting Adjourned

Next meeting: June 11, 2022