

**Indian Mountain Metropolitan District
Board Meeting June 11, 2022
Community Center 9:00 am**

BOARD MEMBERS: Carol Darland, Karen Goodman, Brian Kocher, Marcia Logan, Dan Qualman

STAFF: Samantha Bertin-District Manager via phone, Jackie Middelhoek-WSP Administrator via phone, Patrick Smith-excused

GUESTS: Ed and Becky Sturgeon, Glenn Haas, Jim Scherrer, Loren Klain, Jeff Mason, Chris Morris
(Disclaimer: This list may not include the names of all the guests attending)

CALL TO ORDER: Carol Darland called the meeting to order at 9:02 am

Additions to and Approval of Agenda: Two items were added to the Agenda: WSP Updates was added Under Maintenance Report and Discussion regarding updating the Covid procedures for IMMD facilities was added under New Business. **MOTION: Carol Darland moved and Marcia Logan seconded a motion to approve the Agenda as modified. Motion passed unanimously.**

Secretary: MOTION: Marcia Logan moved and Karen Goodman seconded a motion to approve the Board Minutes of the May 14, 2022 Regular Board Meeting. Motion passed unanimously.

Treasurer: Karen Goodman reviewed the May 31, 2022 account balances as shown on the published Agenda as follows:

General Fund	\$148,165.12
Special Conservation Fund	\$ 4,012.66
Reserves Fund	\$ 6,024.54
IMWSP Admin	\$ 39,287.68
IMWSP Water Acquisition	\$ 47.50
CORE	\$ 65,154.98
CSAFE	\$ <u>29,043.97</u>
TOTAL	\$291,736.45

Karen provided some information for the 2023 Budget meetings scheduled to begin in August. She would like to continue updating the 5-year Financial Forecast that has been used in recent years but to do them via functionality within Quick Books. Karen will investigate that option. She also suggested that the Board start thinking about the inputs/assumptions to use for the upcoming forecast and modify as necessary. Samantha will create a calendar of due dates for the Budget preparation in order to meet the deadline for submission to the state. **MOTION: Karen Goodman moved and Brian Kocher seconded a motion to approve the Treasurer Report as submitted. Motion passed unanimously.**

District Manager: Samantha Bertin – District Manager reported that the Audit Exemption was approved by the state. All in all, everything seems to be functioning just fine.

Maintenance Report: No report as Pat Smith was an excused absence.

WSP UPDATE: Jackie Middelhoek, WSP Administrator provided an update on the latest gallon usage submission. Overall, the reporting for May's usage was much better than it has been recently. She also reviewed the result of the responses to the Certified Letters for non-payment of the Administrative fee for 2022 and any subsequent fines.

UNFINISHED BUSINESS:

Facilities web info and signage: Carol briefed the Board on the need to consider updating the Facilities' information pages on the website to emphasize that the Facilities are private property and are available ONLY to Indian Mountain property owners and their non-paying guests and also use additional signage in a conspicuous location at each facility of concern. She distributed copies of the website information as reference. This effort is intended to counteract several ads found that solicit "renters" by extolling the Indian Mountain amenities available to them.

Property Owners will be officially notified that they are to cease advertising private property amenities to the general public citing LUR violations and consequences for non-compliance as well as consequences for inappropriate sharing of keys to the Comfort Station.

The basic protocol regarding the Comfort Station shared keycards will be

- 1) notification to respective property owners;
- 2) immediate deactivation of key access until they comply
- 3) allow 30 days to comply by contacting the Business Office

Breton Park

There was some discussion about installing a porta-potty at Breton Park. There hasn't been any indication that the facility is being misused; the Board decided to NOT install one and to carry on in the same manner that has been in place for the past year.

HipCamp Sites: Carol Darland has been investigating the ownership of the HipCamp Sites she's found advertised that contain information on private Indian Mountain facilities. She will send letters to these owners advising them to cease including IM amenities in their advertising.

Burn Pit: Samantha reported that the opening of the Burn Pit for this season is delayed for another week due to the health issues Jackie and Pat are dealing with. The opening date will now be June 24, 2022 dependent on having appropriate number of volunteers.

Opening the Burn Pit to other subdivisions: Samantha presented a rationale to open the pit to the neighboring subdivisions (Lost Park, Elkhorn Ranches, Stagestop, The Buffalo, Santa Maria) since the option that's being considered when burning of the pit is not possible is utilizing the services of Turn and Burn from Fairplay (basically a curtain-burning type of application). The Board concurred and the operational process for the other subdivisions will be individual rather than subdivision-based fees. For non-Indian Mountain users, the fee will be

- 1) \$100 for the season;
- 2) individuals must obtain their burn permit at the IMMD Business Office prior to arriving at the Burn Pit;
- 3) and willingly volunteer some hours to work at the pit during this time.

If IM property owners utilize the services of a contractor to help with fire mitigation of their property, the IM owner must get a special permit to allow the contractor to offload the slash. The

IM Business Office will manage all permits; the volunteers working at the Pit will not have to deal with any type of verification. **MOTION: Karen Goodman moved and Brian Kocher seconded a motion to allow the surrounding neighborhood subdivisions to utilize the Burn Pit for a cost of \$100 per individual permit purchased in advance at the IM Business Office.**

Indian Mountain Park Equipment: In the past, discs for the Frisbee golf course have been supplied but they continue to disappear. The decision was made to no longer provide the discs and to provide information on how users can purchase their own discs to use. A sign will be applied to the equipment box explaining why there are no longer any ‘free’ discs for people to use.

Discussion of Bar Star Settlement proposal. Glenn Haas reported on information he received on June 10th outlining in detail what the terms of the proposal would be. There was some discussion and the decision was to move forward to finalize the settlement.

MOTION: Carol Darland moved and Dan Qualman seconded a motion stating that the IMMD Board understands the negotiations with Bar Star have been underway and a final Settlement Agreement is expected on Monday, June 13, 2022, or shortly thereafter, and will likely have minor but non-substantive changes to the draft settlement presented to the Board on June 11, 2022. The attorneys representing DLOU and IMPOA/IMMD are in agreement that the proposed settlement with Bar Star is in the best interest of DLOU, IMPOA, and IMMD, therefore, the Settlement Agreement is accepted. MOTION passed unanimously.

MOTION: Given the time-sensitive nature of this Settlement Agreement, the Board confirms that Dan Qualman, has signature authority for IMMD to sign the Agreement. Motion passed unanimously.

NEW BUSINESS:

Price Changes for pumping services at the Burn Pit and the RV Dump station. Samantha reported she received a new price schedule from Shirley Septic with the monthly fee for the Porta Potty at the Burn Pit raised to \$175/month. The pumping fee at the RV Dump Station will be \$850 per pumping. A \$75 fuel surcharge has also been added. Samantha will check into other pricing options.

Officers and Board Positions: MOTION: Carol Darland moved and Brian Kocher seconded the motion to name the following Officers and Board Positions for the newly elected Board as follows:

**President – Carol Darland
First Vice President – Dan Qualman
Second Vice President – Brian Kocher
Treasurer – Karen Goodman
Secretary – Marcia Logan**

Motion passed unanimously.

Bank Signers: Current signatories on the IMMD bank accounts are Samantha Bertin, Carol Darland, Patrick Smith, and Glenn Haas. The following changes were suggested: Retain Samantha Bertin, and Carol Darland, and add Jackie Middelhoek and Brian Kocher. **MOTION: Carol Darland moved and Brian Kocher seconded the motion to remove Patrick Smith and Glenn Haas as signatories on the bank accounts and to add Jackie Middelhoek and Brian Kocher as the new**

signers joining Samantha Bertin and Carol Darland as continuing signers. Motion passed unanimously.

COVID protocols for IMMD Facilities: It was decided to add a general statement on handling contagious diseases to all facility lease agreements going forward.

Public Comment: None

Meeting Adjourned at 11:06 am

Next meeting – July 9, 2022

Respectfully submitted
s/Marcia Logan

(A copy of the Agenda for this meeting follows on the next page)

Indian Mountain Metropolitan District
Agenda for Regular Board Meeting

June 11, 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, Dan Qualman,
Brian Kocher
Staff Attendance: Samantha Bertin(via phone), Jackie Middelhoek(excused)
Guests in Attendance: see sign in list.

Secretary's Report

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

Treasurer's Report

Motion: The board approves the Treasure's Report for May 2022, balances include:

General Fund=\$148,165.12
Special Conservation Fund= \$4,012.66
Reserves Fund=\$6,024.54
IMWSP Admin=\$39,287.68
IMWSP Water Acquisition=\$47.50
CORE=\$65,154.98
CSAFE=\$29,043.97
Total=\$291,736.45

District Manager Report

Maintenance Report

Unfinished Business

- Facilities web information and signage
 - Discuss Web update on each facility to state "facilities are private property and for the exclusive use of Indian Mountain Property owners and non-paying guests".
 - Maybe also on landing page.
 - Discuss changing or adding signage at facilities to also reflect this.
- Breton Park
 - Trespassing issue
 - Porta-Potty
 - Copy of survey
- Hip Camp
 - Ad which includes IMMD facilities including comfort station and dump station
 - Violations of Park County Ordinance NO 21-02 Section 5.A.8:

"Camping on vacant land by persons other than the property owner and/or their invited, non-paying guests is prohibited. All camping by persons other than the property owner must have written proof of permission of the property owner, including the owner's name, address and phone number."

- Burn Pit
Volunteer process?
Will other sub-divisions be allowed to use?
- Indian Mountain Park Equipment
Do we want to continue providing discs as they continue to disappear?
- Discussion of Bar Star Settlement

New Business

- Price changes for porta pots and dump station pumping
- Officers and board positions voted on
- Bank signers renewed/need motion and vote in minutes

Public Comment

Meeting Adjourned

Next meeting: July 9, 2022