

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

Board: Carol Darland (via phone), Karen Goodman, Brian Kocher, Marcia Logan, Dan Qualman (excused)

Staff: Jackie Middelhoek – WSP Administrator; Pat Smith – Maintenance; Samantha Bertin Business Manager (absent due to illness)

Guests: Chris Morris, Bill Morris, Jim Scherrer, Tim Higgins, Susan Stoval, Maejean Chase, Jeff Mason

(Disclaimer: List may not include names of all those present)

Call to Order: Brian Kocher called the meeting to order at 9:01 am

Additions to and Approval of Agenda: MOTION: Brian Kocher moved and Karen Goodman seconded a motion to accept the Agenda as presented. Motion passed.

Secretary: Marcia Logan moved and Karen Goodman seconded a motion to pass the Minutes of the June 11, 2022 Board Meeting. Motion passed.

Treasurer: Karen Goodman reviewed the Account Balances as reported on the Agenda:

General Fund	\$159,556.39
Special Conservation Fund	\$ 4,301.01
Reserves Fund	\$ 6,026.79
IMWSP Admin	\$ 39,172.68
IMWSP Water Acquisition	\$ 57.50
CORE	\$ 65,216.62
CSAFE	\$ <u>29,072.02</u>
TOTAL	\$303,403.01

Karen also discussed the reasons for adding a bit more explanatory information to the line items on the financial reports to aid in greater transparency.

MOTION: Karen Goodman moved and Marcia Logan seconded a motion to approve the Treasurer's report as presented. Motion passed.

District Manager: Jackie Middelhoek (for Samantha Bertin) reported that a property owner donated furnishings for the Lodge, which makes it look more like a lodge, and was very much appreciated.

*The **Burn Pit** operation is going well; it is about ½ full at this point.

*As the **Settlement with Bar Star** is public record, Jackie suggested it be posted on the website. The board agreed to post the Settlement document itself but would not include any narrative at this point, but would be included in the very near future.

*The **Comfort Station** will be painted the week of July 11, 2022.

Maintenance: Pat Smith reported that there are quite a few unfinished projects but all in all, everything is going well. He reported that an RV hit the corner of the roof on the Comfort Station but with the available camera surveillance, the responsible party was notified and will pay for the repairs. He doesn't foresee any additional major expenses through year-end.

Unfinished Business:

WSP Update: Jackie reported that there is no WSP member that owes money at this point. The reminder letters sent to those in arrears have been successful.

There are six (6) people joining WSP this summer and Jackie will be setting up the automated appointment system with Jeremy Allenbaugh to get everyone on the schedule for installation/certification. The dates are the end of August and September 9, 2022. This appointment system was successfully used last year.

Water Augmentation Litigation Status: Jim Scherrer, Treasurer of DLOU (Don't Lean On Us) reported that final documentation needed from the Court is expected within the next week or so. Jim once again reviewed the highlights of the Settlement Agreement.

Letters to Lynda J. Knight – Facility Use and Fee-based Camping Sites letters: Carol Darland provided a draft of the letter she wants to send to Lynda Knight to advise her to immediately cease and desist the advertisement for fee-based camping of non-owners and unauthorized use of any and all Indian Mountain Metropolitan District private property and facilities. Some minor edits will be made before the letter is sent. In addition, the **Application for a Comfort Station Key Card and a Key to the RV Dump Station** was reviewed. **MOTION: Karen Goodman moved and Brian Kocher seconded a motion to approve the application after submission to IMMD's Attorney for review. Motion passed.** A suggested notification letter was provided for future use and is intended to be sent to those property owners advertising their vacant lots for fee-based camping and also referencing the Park County Ordinance No 21-02 that covers this subject.

Consider changes to language on the website regarding exclusivity of Indian Mountain residents' use as well as post signs indicating the same.

This refers to IMMD amenities descriptive information on the website as well as wording for additional signage to be installed at the affected locations which will be reviewed for consistency of message with changes made where necessary. Jeff Mason shared that he had received the new sign for Breton Park and will install it at the site.

New Business:

Request from DLOU for help with legal bills: Dan Qualman reviewed a *Motion to Support Settlement with Bar Star* by providing a time line of events leading up to the settlement and the final expense statement. In September 2021, IMMD and IMPOA intervened in the on-going case in support of DLOU. Since mid-2018, DLOU members have privately covered the \$200,000+ in legal costs for the work to contest Bar Star. This effort was, in the end, the catalyst to reaching an agreement to close out the other remaining legal issues that affected all Indian Mountain property owners. The volume of activity to reach a settlement with Bar Star expended the remaining DLOU funds. As IMMD and IMPOA currently have Directors that joined DLOU's efforts as private property owners, the question arose of the possible conflict of interest in IMMD being able to obtain a quorum to vote on the Motion to Support. Therefore, the topic has been deferred until the

respective Attorneys can be consulted for their advice regarding this issue and will be on the Agenda for the August meeting.

Cluster Box Units: The Jefferson Post Office is closing August 1, 2022. There have been many requests to try to get cluster mailboxes installed close to Indian Mountain. Brian Kocher has contacted the Post Office and is awaiting information from them to get answers to many questions including location, who pays for the boxes, schedule for mail delivery, etc.

Schedule August budget work session: The 2023 Budget work session is scheduled for August 12, 2022 at the Community Center from 10:00 am to 1:00 pm.

Public Comment:

Susan Stoval thanked DLOU for their continued efforts and IMPOA and IMMD for assisting in reaching the settlement. She also commented on the lack of IMMD participation in the latest Newsletter.

Jeremiah Davidson, newest IMPOA Board member, was recognized for his willingness to serve as Events Director and for the successful Picnic and Dumpster Day last week.

Meeting Adjourned: MOTION Karen Goodman moved and Brian Kocher seconded a motion to adjourn the meeting at 10:40 am.

Next meeting: August 13, 2022

Respectfully submitted
s/Marcia Logan, Secretary

(The Agenda for this Board Meeting follows on the next page)

Indian Mountain Metropolitan District
Agenda for Regular Board Meeting

July 9, 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(excused), Jackie Middelhoek, Patrick Smith

Guests in Attendance: see sign in list.

Secretary's Report

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

Treasurer's Report

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

General Fund=\$159,556.39

Special Conservation Fund= \$4,301.01

Reserves Fund=\$6,026.79

IMWSP Admin=\$39,172.68

IMWSP Water Acquisition=\$57.50

CORE=\$65,216.62

CSAFE=\$29,072.02

Total=\$303,403.01

District Manager Report

Maintenance Report

Unfinished Business

- WSP Update
- Water Augmentation Litigation Status
- Letters to Lynda J Knight. Facility Use and Fee-based Camping Sites letters.
- Comfort Station Key, Dump Station Key Application Forms
- Consider changes to language on the Website regarding exclusivity of Indian Mountain Residents' use as well as post signs indicating the same

New Business

- Request from DLOU for help with legal bills
- Cluster Box Units
- Schedule August budget work session

Public Comment

Meeting Adjourned

Next meeting: August 13, 2022