

**Indian Mountain Metropolitan District  
Board Meeting August 13, 2022  
Community Center 9:00 am**

**Board:** Carol Darland, Karen Goodman, Brian Kocher, Marcia Logan, Dan Qualman

**Staff:** Samantha Bertin-District Business Manager, Jackie Middelhoek- WSP Administrator

**Guests:** Jim Scherrer, Chris Morris, Jeremiah Davidson, Loran Klain, Susan Stoval, Becky Sturgeon, Ed Sturgeon, Louise Mark, Walt and Diana Heyder, Shane Klopp, Sandy Steiner, Jeff Mason, Kathryn Abrahamson, Judy Krill, Judith Dracon-Cohen

*(Disclaimer: Not all attendees may be included in this list)*

**Call to Order:** Carol Darland called the meeting to order at 9:05 am

**Additions to and Approval of Agenda: MOTION: Carol Darland moved and Brian Kocher seconded a motion to approve the Agenda as presented. Motion passed**

Dan Qualman was re-sworn in to the IMMD Board for a 1-year term. There was a technical issue that has been resolved. Dan will be on the May 2023 ballot for a 3-year term.

**Secretary: MOTION: Marcia Logan moved and Karen Goodman seconded a motion to approve the minutes of the July 9<sup>th</sup> Board meeting. Motion passed.**

**Treasurer:** Karen Goodman reviewed the account balances as of July 31, 2022 as presented on the Agenda:

General Fund	\$177,472.65
Special Conservation Fund	\$ 4,012.66
Reserves Fund	\$ 6,024.54
IMWSP Admin	\$ 40,579.68
IMWSP Water Acquisition	\$ 57.50
CORE	\$ 65,306.54
CSAFE	<u>\$ 29,113.70</u>
TOTAL	\$ 322,567.27

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

Karen briefly discussed the estimates that will be used for the initial 2023 budget preparation discussions that began at a Work Session held on Friday, August 12, 2022.

**District Manager:** Jackie Middelhoek, who has been handling the position while Samantha was absent due to health issues, reported that everything went well and there were no unusual issues. Jackie also reported that the Burn Pit is very close to being completely full at which time it will be closed.

**WSP Administrator:** Jackie Middelhoek reported that there are no WSP members in financial arrears at this point. There were five "no reports" this month, two of which will be issued fines for violating the WSP reporting requirement. There is still a communication issue with the Water

Referee on decreed wells. Dan Qualman volunteered to talk with the Water Referee to get the issue resolved.

**Maintenance:** Samantha Bertin reported for Patrick Smith who has been completing and/or overseeing the completion of many of the outstanding maintenance projects. Lester Montoya's company received compliments on the new paint job at the Comfort Station. A vehicle turning too close hit the corner of the Comfort Station again. Pat will be installing a strong bollard post at that location to help prevent further problems. The fences at the Indian Mountain Ranch and Breton Park need to be repaired.

### **Unfinished Business:**

**Discussion on cluster box units** – Brian Kocher reported that the Fairplay Post Office is supportive of the installation of the mail cluster boxes and has the staff to handle the mail requirements. Brian will follow up for more specific guidelines with upper levels of the US Postal Service. Additional details (location, meeting specific measurement requirements, cost, etc) need to be finalized. Brian will provide an update at the September Board meeting.

**DLOU Request for financial assistance:** Carol Darland reviewed the background and the reasons for filing paperwork with the Secretary of State's office regarding potential conflict of interest issues. There was an in-depth discussion about the possible conflict of interest. Samantha Bertin will discuss the issue with IMMD's attorney, Bob Cole, to ensure he has the complete context of DLOU and the Motion to Intervene from IMMD and IMPOA from which to determine the way forward. The financial assistance for the final legal costs to reach the Agreement with Bar Star was determined to be \$7,500 for each Board. A "sense of the Board" non-binding straw pole was taken and was in favor of assistance and was predicated on the attorney's opinion. If all goes well, the paperwork will be prepared for signatures at the September Board meeting.

### **New Business:**

**Discussion on IMMD and IMPOA cross-communication and coordination** – Jeremiah Davidson, the new IMPOA Board Events Coordinator, requested that each Board add a line for EVENTS to their respective agendas to help ensure that each Board is aware of upcoming events and what role (active/supportive/or both) each would play. Jeremiah presented a short presentation on how IMPOA is moving forward to garner neighborhood interest and involvement. The goal is to hold at least one event each month, which would continue using the co-branding of IMPOA and IMMD. He requested feedback on three areas IMMD could assist:

1. IMMD support with financial help when needed
2. Usage permission granted by IMMD for facilities and some storage space in the basement of the Community Center that IMPOA could access when needed
3. Review the calendar with anyone having past experience with events to share tips and best practices

IMMD agreed to the three areas and identified Samantha as the person with the most detailed knowledge of the events that have been held in the past.

**Vote to pay WSP loan in full in August 2022: MOTION: Carol Darland moved and Dan Qualman seconded the motion to make the final \$45,000 water purchase loan payment to Park County in August which is earlier than the due date in 2023. Motion passed.**

**HASP Quarterly Meeting:** Dan Qualman reported that he attended the latest HASP (Headwaters Authority of the South Platte) meeting on August 8, 2022. He shared information that Elkhorn Ranches and Bar Star Water are in discussions with HASP. IMWSP and HASP are approaching the 5-year mark in the IGA (Intergovernmental Agreement) and HASP will be reviewing the acre feet of water WSP has used since beginning the program in 2018. Depending on the results, the quantity of water involved may result in a lower amount covered by a new IGA.

**Public Comment:**

- Ed Sturgeon complimented the attractive paint refresh of the Comfort Station.
- Susan Stoval commented on the current situation with short-term rentals not only in Indian Mountain but also all of Park County, which is quickly getting out of control. She voiced concerns several property owners have expressed and discussed ways that the “grass roots” might be able to effect some change by recruiting volunteers to help with education, sharing information, talking to County Commissioners, etc. More to come.

Meeting Adjourned: 10:48 am

**Next Meeting: September 10, 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

August 13, 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, Brian Kocher, Dan Qualman  
Staff Attendance: Samantha Bertin, Jackie Middelhoek  
Guests in Attendance: see sign in list.  
Swear in Dan Qualman to the Vacant seat on the board, due to a deed change in March 2022

Secretary's Report

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

Treasurer's Report

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

General Fund=\$177,472.65  
Special Conservation Fund= \$4,012.66  
Reserves Fund=\$6,024.54  
IMWSP Admin=\$40,579.68  
IMWSP Water Acquisition=\$57.50  
CORE=\$65,306.54  
CSAFE=\$29,113.70  
Total=\$322,567.27

District Manager Report

WSP Administrator Report

Maintenance Report

**Unfinished Business**

- Discussion on cluster box units
- DLOU Request for financial assistance

**New Business**

- **Discussion on IMMD and IMPOA cross communication and coordination**
- **Vote to pay WSP loan in full in August 2022**

Public Comment

Meeting Adjourned

Next meeting: Sept 10, 2022