

**Indian Mountain Metropolitan District
Regular Board Meeting
Community Center 9:00
November 12, 2022**

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

Staff: Samantha Bertin – District Business Manager, Jackie Middelhoek – WSP Administrator, Pat Smith – Maintenance

Guests: Brandy Reagan, Ted & Jeri-Gene Bauman, John & Julie Barlock, Jeff Mason, Susan Stoval

(Note: All attendees may not be included in this list)

Call to Order: President Carol Darland called the meeting to order at 9:01 am.

Additions to and Approval of Agenda: MOTION: Brian Kocher moved and Dan Qualman seconded the motion to approve the Agenda as presented. Motion approved unanimously.

Secretary: MOTION: Marcia Logan moved and Brian Kocher seconded a motion to approve the Minutes of the October 8, 2022 Board Meeting. Motion approved unanimously.

Treasurer: Karen Goodman reviewed the register balances of 11/2/2022 as presented on the Agenda.

General Fund	\$115,729.67
Special Conservation Fund	\$ 4,584.75
Reserves Fund	\$ 6,031.35
CSAFE	<u>\$ 29,312.17</u>
TOTAL IMMD	\$155,657.94
IMWSP Admin	\$ 26,547.72
IMWSP Water Acquisition	\$ 57.50
CORE	<u>\$ 65,748.40</u>
TOTAL IMWSP	<u>\$ 92,353.62</u>
TOTAL IMMD+IMWSP	\$248,011.56

MOTION: Karen Goodman moved and Brian Kocher seconded the motion to accept the Treasurer's Report as presented. Motion approved unanimously.

District Manager – Samantha Bertin reported that the painting of the interior of the Community Center has been completed.

WSP Administrator – Jackie Middelhoek reported that four members were late in reporting the water gallon usage for October. Two of the participants were repeat late reporters and have been fined. The members working on amending or vacating the W7389 decrees on their property are still outstanding. Dan Qualman and Jackie are working to help resolve the issue. Dan Qualman provided a work flowchart of the steps involved with joining IMWSP, which will be very helpful.

IMMD/IMPOA Communication: Brian Kocher reported the Tamale Class scheduled for 12/10/2022 is fully booked.

A Community Survey is under discussion to help determine priorities for 2023

IMPOA will be requesting property owners to inform IMPOA if their property requires perimeter-fencing repairs done to fence-out the cattle. IMPOA will review each report to prioritize the repairs.

Maintenance – Pat Smith reported that things are going smoothly and all outside vulnerabilities have been winterized as appropriate. New picnic tables have been installed at the Indian Mountain Park area. There has been a new dredging site dug into the creek bank at Breton Park. New signage will be installed emphasizing that only “gold panning” is allowed – no digging. Hair dye has been “applied” to the newly painted walls of the Comfort Station (i.e. vigorously shaking the head??). The cleaning crew will address the stains as soon as possible.

UNFINISHED BUSINESS:

Amended Budget and Proposed budget for Approval:

MOTION: Carol Darland moved and Karen Goodman seconded a motion for IMMD to reimburse WSP for the DLOU settlement amount of \$7,874.97 in order to be in compliance with governing accounting rules. Motion approved unanimously.

MOTION: Carol Darland moved and Karen Goodman seconded a motion to withdraw the previously approved WSP Amendment to the 2022 Budget, as there is no longer a need to file. Motion approved unanimously.

MOTION: Carol Darland moved and Brian Kocher seconded a motion to transfer \$75,000 from unappropriated WSP funds to IMMD in support of the planned project to move the RV Dump Station and to approve the revised WSP 2023 Proposed Budget. Motion approved unanimously.

MOTION: Carol Darland moved and Brian Kocher seconded a motion to revise the 2022 Amendment to the IMMD 2022 Budget to cover the final lease principal payment and original budget shortfalls. Motion approved unanimously.

MOTION: Carol Darland moved and Dan Qualman seconded a motion to modify the IMMD 2023 Proposed Budget to reflect the \$75,000 transfer from WSP to be split \$5,000 for increased Legal Fees and a \$70,000 increase to the Non-Conservation Fund projects and to approve the revised IMMD 2023 Proposed Budget. Motion approved unanimously

Fire Mitigation in Indian Mountain Park – Samantha reported that she had discussed the mitigation needs in Indian Mountain Park and the potential liability in using volunteer labor with Fire Chief Trent Smith. Jefferson Como Fire Protection District will put us in contact with, and help get information on, an independent contracting company in the fire mitigation business. This contractor would be able to create a plan of work and the associated details as well as assist in determining the cost. This contractor would also be the overseer for the project. Professionals would fell the trees and volunteers would handle the slash. Waivers for volunteers would have to be signed and rules created for the project that will span several years to complete.

Update on RV Dump Station PUC and plans forward – Brian Kocher is working on the paperwork for the PUC (Public Utilities Commission) CUP (Conditional Use Permit) application and is waiting for 285 Engineering to finish the construction plan.

NEW BUSINESS

Plowing Bids and Recommendations: Samantha contacted four people and received two responses – from Dave Novak and Jeff Long. After reviewing each of the bids, her recommendation is to engage Dave Novak who would charge by the driveway (CC, CS, Lodge) when there is a minimum of a 3” snowfall.

MOTION: Carol Darland moved and Brian Kocher seconded a motion to accept the bid from Dave Novak. Motion approved unanimously.

Public Comment – Ted Bauman and his wife, Jeri-Gene, expressed their appreciation to IMMD and IMPOA for all the work that had been done on past projects – especially Bar Star and WSP. They provided cupcakes for all. Thank you to the Baumans.

Adjournment: MOTION: Carol Darland moved and Dan Qualman seconded a motion to adjourn at 10:10 am. Motion passed.

NEXT MEETING: DECEMBER 10, 2022

Respectfully submitted:
s/Marcia Logan, Secretary

(An Agenda for this meeting can be found on the next page)

Indian Mountain Metropolitan District
Agenda for Regular Board Meeting

November 12, 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, Patrick Smith
Guests in Attendance: see sign in list.

Secretary's Report

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

Treasurer's Report

Motion: The board approves the Treasure's Report for Oct. 2022, register balances on 11/2/22
include:

General Fund=\$115,729.67
Special Conservation Fund= \$4,584.75
Reserves Fund=\$6,031.35
CSAFE=\$29,312.17
TOTAL IMMD=\$155,657.94

IMWSP Admin=\$26,547.72
IMWSP Water Acquisition=\$57.50
CORE=\$65,748.40
TOTAL IMWSP=92,353.62

Total IMMD + IMWSP=\$248,011.56

District Manager Report
WSP Administrator Report
IMMD/IMPOA Communication Report
Maintenance Report

Unfinished Business

- Amended Budget and Proposed Budget for approval
- Fire Mitigation in Indian Mountain Park
- Update on Dump station PUC and plans forward

New Business

- Plowing bids and recommendation

Public Comment
Meeting Adjourned
Next meeting:December 10, 2022