

**Indian Mountain Metropolitan District
Board Meeting
December 10, 2022
Community Center 9:00 am**

Board: Carol Darland, Karen Goodman, Brian Kocher, Marcia Logan, Dan Qualman (via phone)
Staff: Samantha Bertin-District Manager, Jackie Middelhoek-WSP Administration (via phone), Patrick Smith-Maintenance

Guests: John Barlock, Chris & Bill Morris, Jeff Mason, Walt & Diana Heyder
(This list may not contain the names of everyone attending the meeting)

Call to Order: President, Carol Darland, called the meeting to order at 9:02 am

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

Secretary: MOTION: Marcia Logan moved and Brian Kocher approved a motion to approve the Minutes of the November 12, 2022 Board Meeting as submitted. Motion passed unanimously.

Treasurer: Karen Goodman reviewed the account balances as of November 30, 2022 as reported on the Agenda:

General Fund	\$108,512.46
Special Conservation Fund	\$ 4,584.75
Reserves Fund	\$ 6,031.35
CSAFE	<u>\$ 29,401.74</u>
Total IMMD	\$114,530.30
IMWSP Admin	\$ 34,422.69
IMWSP Water Acquisition	\$ 57.50
CORE	<u>\$ 65,952.02</u>
Total IMWSP	<u>\$100,432.21</u>
GRAND TOTAL IMMD & IMWSP	\$248,962.51

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

District Manager: Samantha Bertin reported that she has not yet received the letter from Dawn Schilling confirming the quote for the Audit. The quoted amount was \$5,500 for both IMMD and IMWSP. **MOTION: Carol Darland moved and Karen Goodman seconded a motion that when the letter is received, Carol Darland will sign it and have it returned to Dawn Schilling by year-end 2022. Motion passed unanimously. MOTION: Carol Darland moved and Karen Goodman seconded a motion to approve the \$5,500 for the audit of IMMD and IMWSP. Motion passed unanimously.**

Samantha reported that she had researched expenses that would qualify for a 50% reimbursement from the SDA Safety and Loss Prevention Fund. IMMD has a balance of \$2200 available for reimbursement expenses. Pat Smith checked what ADA (Americans with Disability Act) upgrades could be considered for the Lodge that might qualify for the Safety and Loss Prevention grant.

There are also two small windows in the Comfort Station that need to be replaced in 2023. Pat will assess if they could be replaced “in house” rather than by a Contractor.

WSP Administrator: Jackie Middelhoek requested Pat Smith provide the report as she was attending the Board meeting via phone. Pat reported that there were 12 members that were “No Report”. This was an increase from previous months. Dan Qualman reported that he is still working on the sample letter for the decreed participants to utilize in order to transfer their decrees from W7389 to the WSP Augmentation Plan. After review by the IM WSP attorney, the affected participants can send this letter to the Division of Water Resources Water Referee for his ruling, if they choose to vacate instead of amend their decrees.

IMMD/IMPOA Communication: Brian Kocher reported that IMPOA

- will be preparing a fence repair plan that is needed to keep the cattle out of IMMD property;
- will be discussing what role IMPOA should play in the enforcement of Park County Land Use Regulations;
- will be approving and voting on a new Community Survey;
- will verify if the date for the Chili Cook-off is January 14, 2023

Maintenance: Pat Smith reported that things were going smoothly and he had been completing inside projects. He also reported that servicing of the hot water heater had been completed and the water is heating much faster than before. Signage specifying approved usage for facilities have been received and will be posted at the entrance to Breton Park, the two entrances to Indian Mountain Park, and at the entrance to the Comfort Station.

Unfinished Business:

Amended Budget and Proposed Budget for approval:

Some minor adjustments to line items in the Amended Budget were necessary to reflect actual costs for 2022 (over use charge for the RV Dump Station), and a reduction from \$215,000 to \$210,000 in the Non Conservation Fund. A Budgetary Transfer Resolution needs to be submitted to the state reflecting the changes to the categories that do not impact the Grand Total. **MOTION: Carol Darland moved and Karen Goodman seconded a motion to approve the IMMD Budget Transfer Resolution for 2022. Motion passed unanimously.**

MOTION: Carol Darland moved and Brian Kocher seconded a motion to approve and adopt the IMMD Proposed Budget for 2023. Motion passed unanimously.

MOTION: Carol Darland moved and Brian Kocher seconded a motion to approve and adopt the IMWSP Proposed Budget for 2023. Motion passed unanimously.

Update on Dump station PUC and plans forward:

Brian Kocher reported that the site plan has been received from 285 Engineering and was submitted to the Planning Department. The Planning Department needs further documentation on different aspects of the project to be submitted, including a preliminary septic design. Brian forwarded the septic design request on to 285 Engineering for completion. Samantha volunteered to help Brian gather the additional needed documentation for the Planning Department.

New Business:

Election Resolution for 2023 and appointing Designated Election Official:

Four of the five Board members will have terms expiring in 2023 – Karen Goodman, Brian Kocher, Marcia Logan, and Dan Qualman. **MOTION: Carol Darland moved and Brian Kocher seconded a motion to approve the 2023 Election Resolution for the District and to appoint**

Jackie Middelhoek as the Designated Election Official and Samantha Bertin as the Deputy Designated Election Official. Motion passed unanimously.

Self-nomination forms are available January 1 – February 24, 2023. They should be completed and turned in to Jackie Middelhoek.

Little Free Library: Carol explained the offer from an Indian Mountain resident to install and maintain a Little Free Library to be located close to the Comfort Station. There was discussion of installing another surveillance camera to monitor the chosen location. The Board had no objection to the idea and Carol will contact the resident to go forward with the project.

Public Comment: There were no significant updates on the status of short-term rentals and the number of people allowed in each unit as well as the Park County regulation on “dark sky” outside lights and the need to not leave them on all night. The lack of registering AirBnB’s with Park County was a focus IMPOA may be interested in pursuing.

Adjournment: MOTION: Carol Darland moved and Brian Kocher seconded a motion to adjourn the Board meeting at 9:50 am. Passed.

Next meeting: January 14, 2023

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

December 10, 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 Nov. 2022, Regular Board Meeting

Treasurer's Report

Motion: The board approves the Treasure's Report for Nov. 2022, bank balances on 11/30/22
include:

General Fund=\$108,512.46
Special Conservation Fund= \$4,584.75
Reserves Fund=\$6,031.35
CSAFE=\$29,401.74
TOTAL IMMD=\$148,530.30

IMWSP Admin=\$34,422.69
IMWSP Water Acquisition=\$57.50
CORE=\$65,952.02
TOTAL IMWSP=\$100,432.21

Total IMMD + IMWSP=\$248,962.51

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

Unfinished Business

- Amended Budget and Proposed Budget for approval
- Update on Dump station PUC and plans forward

New Business

- Election Resolution for 2023 and appointing designated election official
- Little Library near Comfort Station

Public Comment

Meeting Adjourned

Next meeting: January 14, 2023