

**Indian Mountain Metropolitan District  
Minutes for Board Meeting  
February 11, 2023  
Community Center 9:00 am**

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

**Staff:** Jackie Middelhoeck, Pat Smith

**Guests:** John and Julie Barlock, Bill and Chris Morris, Ed and Becky Sturgeon, Jeremiah Davidson, Michelle Herold, Gary and Colleen Sullivan, Jeff Mason, Jeanne and Roy Wells

*(Disclaimer: This list may not include the names of everyone present)*

**Call To Order:** Vice President, Dan Qualman called the meeting to order at 9:03 am

**Additions to and Approval of Agenda: MOTION: Brian Kocher moved and Marcia Logan seconded a motion to approve the agenda as presented. Motion approved.**

**Secretary: MOTION: Marcia Logan moved and Brian Kocher seconded a motion to approve the Minutes of the January 14, 2023 Board Meeting. Motion approved.**

**Treasurer:** Jackie Middelhoeck reviewed the account balances as presented on the Agenda of Jan 31, 2023 for Karen as she was attending via teleconference.

General Fund	\$ 75,092.68
Special Conservation Fund	\$ 1,914.87
Reserves Fund	\$ 6,031.32
CSAFE	\$ 29,617.35
SUB TOTAL IMMD	<b>\$112,656.22</b>
IMWSP Admin	\$ 38,041.69
IMWSP Water Acquisition	\$ 57.50
CORE	\$ 66,444.98
SUB TOTAL IMWSP	<b>\$104,544.17</b>
TOTAL IMMD/IMWSP	<b>\$217,200.39</b>

**MOTION: Karen Goodman moved and Brian Kocher seconded a motion to approve the Treasurer's report as of Jan 31, 2023. Motion approved.**

**District Manager:** Jackie Middelhoeck, District Business Manager reported that there were some big projects underway and that staff costs may increase a bit in the short term. Pat Smith, IMWSP Co-Administrator and Maintenance, was reconciling/updating the Key database (Comfort Station and RV Dump) while Jackie was preparing the materials needed for the upcoming audit scheduled for the end of February.

**WSP Administration:** Jackie Middelhoeck, IMWSP Co-Administrator, reported that there were 5 participants not reporting on water usage for January. There are 60 participants who have failed to

pay the yearly Administrative fee (\$75), due February 1, 2023. Additional follow-up will be necessary.

**IMMD/IMPOA Communication:** Brian Kocher reported that IMPOA will be closing out the Community Survey at the IMPOA meeting this morning and will share the results in March. The response was 33% higher this year than the 2022 survey and indicated the two most pressing issues were problems with the short-term rental of dwellings in the subdivision and the properties that are “junky”.

**Maintenance:** Pat Smith reported that there were no issues at any of the facilities at the moment. January was a productive month, focusing on improvement projects, such as installing slide bars and lower shower wand holders in the Lodge and Comfort Station, and widening the downstairs bedroom door opening at the Lodge to comply with ADA standards. Pat reviewed the items that could qualify for the Safety Grant awards from the Colorado Special Districts Pool. He thanked Bill Morris and Jeff Mason for their assistance and recommendations for more robust security camera systems at the Community Center and Indian Mountain Park, and installing temperature sensors in three locations (Community Center, Lodge, and Comfort Station) to provide alerts to potential freezing problems. Pat requested and received approval to order these items as soon as possible in order to meet the CSD deadline for submissions to receive reimbursement of half the costs.

#### **Unfinished Business:**

**Update on Dump station CUP and plans forward:** Brian Kocher reported that all the requested documentation needed by Park County has been provided to keep the Conditional Use Project moving forward. **MOTION: Dan Qualman moved and Marcia Logan seconded a motion to designate Brian Kocher as the authorized representative for Indian Mountain Metropolitan District and to act in the District’s behalf on the CUP project. Motion approved unanimously.**

**Safety Grant Update:** Topic handled under Maintenance

**2022 Budget Amendment:** Karen Goodman reported that the Budget Amendments drafted for the 2022 Budget were not necessary. DOLA (Department of Local Affairs) has been notified that the Amendments should be retracted. Jackie will continue to monitor the DOLA site to see when the retraction is recorded.

#### **New Business:**

**Jefferson-Como Fire Protection District Chief, Trent Smith:** Chief Smith spoke to the Board and the meeting attendees about a number of items:

**Fire Mitigation:** Indian Mountain Park is in need of mitigation and he shared information that he’d gathered. Depending on the work needed, professional mitigation firms charge between \$2,500 to \$6,000 per acre. Some grants are available. He inquired if IMMD had prepared a Community Wild Fire Protection Plan and if so, JFCPD would work with updating IMMD as JFCPD works on theirs.

**Potential Cisterns near the Community Center:** Chief Smith reviewed the plan for installing additional cisterns in their service area to help with fire fighting. He also provided information on how the different subdivisions/communities could participate in the effort. Having available water sources in the community could help in improving the ISO (Insurance rating system) designation for the area, which could result in lower insurance premiums

**New Regulations:** He also mentioned that there were some changes in the requirements of the burn permit process and information is available on their website.

**Fire Suppression Ponds:** There may be new legislation introduced in the Colorado Legislature to help reduce wild fire risks and Fire Suppression Ponds may play a role. There are smaller ponds, lakes, etc in the various communities that need to be evaluated to determine if they can/should be registered and kept in place or drained.

**Burn Pit Burning:** Snow pack so far is below normal. If the conditions improve and all the necessary weather elements come together along with enough volunteers being available, the pit could be burned.

Public Comment: Julie Barlock

Chief Smith provided the following phone numbers:

**JCFPD Main Station = 719-836-2082;**

**Non Emergency to Dispatch = 719-836-4121 ext 5**

Adjournment: MOTION: Brian Kocher moved and Dan Qualman seconded a motion to adjourn the meeting at 10:40 am. Motion passed.

Next meeting: March 11, 2023

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

February 11, 2023  
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 (by phone), Carol Darland (by phone),  
Brian Kocher, Dan Qualman  
Staff Attendance: Jackie Middelhoek, Patrick Smith  
Guests in Attendance: see sign in list.

Secretary's Report

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

Treasurer's Report

**Motion:** The board approves the Treasurer's Report for Jan. 2022, bank balances on 1/31/23 include:

General Fund=\$75,092.68  
Special Conservation Fund= \$1,914.87  
Reserves Fund=\$6,031.32  
CSAFE=\$29,617.35  
TOTAL IMMD=\$112,656.22

IMWSP Admin=\$38,041.69  
IMWSP Water Acquisition=\$57.50  
CORE=\$66,444.98  
TOTAL IMWSP=104,544.17

Total IMMD + IMWSP=\$217,200.39

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

**Unfinished Business**

- Update on Dump station PUC and plans forward
  - Motion to approve Brian Kocher as the authorized board representative for the RV Dump Station CUP
- Safety Grant Update
- 2022 Budget Amendment

**New Business**

- Jefferson-Como Fire Chief will join us to speak about
  - Fire Mitigation
  - Potential Cisterns near the Community Center
  - New Regulations
  - Burn Pit Burning

Public Comment  
Meeting Adjourned  
Next meeting: March 11, 2023