

Indian Mountain Metropolitan District
Board Meeting
March 11, 2023
Community Center 9:00 am

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

Staff: Jackie Middelbrook, Patrick Smith

Guests: Jeremiah Davidson, Jeff Mason, Becky Baron

(Disclosure: Not all names of attendees may 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: Marcia Logan moved and Brian Kocher seconded a motion to approve the Agenda as presented. Motion passed.**

Secretary: **MOTION: Marcia Logan moved and Brian Kocher seconded a motion to approve the Minutes of the February 11, 2023 Regular Board Meeting. Motion passed.**

Treasurer: Karen Goodman reviewed the account balances as of February 28, 2023 as shown on the Agenda as follows:

General Fund	\$ 69,625.22
Special Conservation Fund	\$ 1,914.87
Reserves Fund	\$ 6,031.32
CSAFE	<u>\$ 29,724.06</u>
TOTAL IMMD	\$ 107,295.47
IMWSP ADMIN	\$ 60,233.69
IMWSP Water Acquisition	\$ 57.50
CORE	<u>\$ 66,690.78</u>
TOTAL IMWSP	\$ 126,981.97
TOTAL IMMD + IMWSP	<u>\$ 234,277.44</u>

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

Karen also mentioned that IMMD's financial outlook is more positive since there was no need to expend funds to hold a formal election for the Board of Directors – the number of candidates matched the available positions.

District Manager:

- Jackie Middelhoek reported that all the necessary information has been provided to the Auditor to complete the formal audit report.
- The propane levels in the tanks were very low and Ferrell Gas was notified. The tanks have now been filled.
- The election was cancelled and the following directors are declared elected for the following terms - Brian Kocher – 4 year term, Marcia Logan – 4 year term, Jeff Mason – 4 year term,

Dan Qualman – 2 year term. They will be administered their oaths of office at the May Board meeting.

- Optimum conditions were met on February 15th to allow for burning of the Burn Pit. Thankfully, volunteers were available and responded to a call for help immediately to complete the job. The Burn Pit will open for this season on June 1. The shifts this year will be for 3 hours for each of 2 shifts. Shift 1 will be 8:30 – 11:30 am and Shift 2 will be 11:30 – 2:30.
- An order of RV Dump Station keys has been received and each key will cost \$30 this year due to the increased cost of the keys.

WSP Administrator Report: Jackie Middelhoek reported that the number of non-reporters increased over last month and included people who have always been timely in reporting.

Efforts continue to assist the WSP members wanting to vacate their decrees. Attempts are underway to clarify if there has been some change in the order of the process. IMWSP has 26 property owners desiring to join. However, this is not possible until 1/1/2026 per the settlement. Dan Qualman (IMMD Board member) volunteered to determine the process and timeline for applying for more augmentation water with HASP Operations Manager, John Matteson, so that date can be met.

IMMD/IMWSP Communication Report: Brian Kocher reported that the Community Survey results would be discussed at the IMPOA Board meeting this morning. Highlights were as follows:

1. 477 property owners representing 688 properties responded to the survey (comprised of 64 full-time residents, 201 part time residents, 202 occasional and 10 “other”)
2. The biggest issues were: trash on lots; campers and abandoned vehicles; fire mitigation; clarification of burn pit operations, water issues, and short-term rentals

IMPOA’s Volunteer Drive should be expanded and overall communication efforts to the community could be increased

Maintenance: Pat Smith reported

- electrical power was not getting to the outside motion lights at the Comfort Station. A repair is scheduled;
- the heater in the basement of the Community Center failed and Pat temporarily used a space heater to maintain the temperature. A repair is scheduled;
- Pat and Brian Kocher checked the status of the perimeter fencing of the subdivision to help in determining the best solution for keeping cattle out of Indian Mountain property. Brian is looking for a contractor to work with.

Unfinished Business:

Update on Dump station CUP and plans forward.

Brian Kocher, Carol Darland, and Pat Smith attended the Planning Commission meeting on March 8, 2023 to update the project’s progress. The Planning Commission had four requirements that needed to be addressed:

1. Protection of the neighboring wetlands needs to be ensured.
2. A concrete pad for vehicles needs to be installed to catch/mitigate any spillage from the vehicles that use the facility.
3. A monitoring system needs to be developed/installed at the new site.

4. The existing dumpsite needs to be completely dismantled/shutdown prior to starting operations of the new site.

The Park County Commissioners will meet on March 28, 2023 at 11:00 to determine the final decision.

SAFETY GRANT UPDATE: Jackie Middelhoek reported that \$3,193.35 worth of safety expenses were submitted for consideration and all were approved. A reimbursement check was received for \$1,596.68.

New Business: None

Public Comment: None

Adjournment: MOTION: Carol Darland moved and Brian Kocher seconded a motion to adjourn the meeting at 9:38 am. Motion passed.

Next meeting: April 8, 2023

Respectfully submitted:
Marcia Logan, Secretary

(A copy of the Agenda for this meeting can be found on the next page)

Indian Mountain Metropolitan District
Agenda for Regular Board Meeting

March 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, Brian Kocher,
Dan Qualman (by phone)
Staff Attendance: Jackie Middelhoek, Patrick Smith
Guests in Attendance: see sign in list.

Secretary's Report

Motion: The board approves the minutes of the Feb. 2023, Regular Board Meeting

Treasurer's Report

Motion: The board approves the Treasurer's Report for Feb. 2023, bank balances on 2/28/23 include:

General Fund=\$69,625.22
Special Conservation Fund= \$1,914.87
Reserves Fund=\$6,031.32
CSAFE=\$29,724.06
TOTAL IMMD=\$107,295.47

IMWSP Admin=\$60,233.69
IMWSP Water Acquisition=\$57.50
CORE=\$66,690.78
TOTAL IMWSP=126,981.97

Total IMMD + IMWSP=\$234,277.44

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

Unfinished Business

- Update on Dump station CUP and plans forward
- Safety Grant Update

New Business

- None

Public Comment
Meeting Adjourned
Next meeting: April 8, 2023