

**Indian Mountain Metropolitan District  
Board Meeting – Community Center  
April 8, 2023 9:00 am**

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

**Staff:** Jackie Middelhoek, Patrick Smith

**Guests:** Chris Morris, Maejean Chase, Susie Thompson, Jeff Mason, Jeremiah Davidson, Becky Baron (via phone), Bill Morris, Michael Grigsby

*(Disclaimer: This list may not contain the name of every person who attended)*

**Call To Order:** President, Carol Darland, called the meeting to order at 9:00 am.

**Additions to and Approval of Agenda: MOTION: Carol Darland moved and Marcia Logan seconded the 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 March 2023 Board Meeting. Motion passed.**

**Treasurer:** Treasurer Karen Goodman reviewed the Account Balances as of March 31, 2023 as presented in the Agenda:

General Fund	\$ 124,853.60
Special Conservation Fund	\$ 2,313.00
Reserves Fund	\$ 6,033.58
CSAFE	\$ 29,844.77
Total IMMD	<u>\$ 163,044.95</u>
IMWSP	\$ 62,257.19
IMWSP Water Acquisition	\$ 57.50
CORE	\$ 66,969.72
Total IMWSP	<u>\$ 129,284.41</u>
<b>TOTAL IMMD+IMWSP</b>	<b><u>\$ 292,329.36</u></b>

**MOTION: Karen Goodman moved and Brian Kocher seconded the motion to approve the Treasurer report as presented. Motion passed.**

**District Manager:** Jackie Middelhoek shared that she was now a Notary Public.

The information on potential contractors to advise on fire mitigation issues has not yet been received from Fire Chief, Trent Smith.

A new router was installed to work with the new security cameras and all is working well.

**WSP Administrator:** Jackie Middelhoek reported that there were twelve non-reports of water gallon usage for March and 19 members that have not yet paid their annual fee.

The McAdams decree was vacated so the wording of his request could serve as a model for the others waiting to resolve their decree issues.

Dan Qualman shared that he'd held a preliminary general conversation with HASP regarding the timeline involved for the negotiations needed for a new IGA (Intergovernmental Agreement). A few items need clarification on timing and lead times.

**IMMD/IMPOA Communication Report:** Brian Kocher introduced **Jeremiah Davidson** (IMPOA Board Member) who presented a **proposal for the construction of an additional picnic pavilion**. This project would be funded by IMPOA for the Indian Mountain Community and would be done in phases over time. Each phase would be completed to stand-alone status while the other phases were being prepared for construction. Since the Indian Mountain Park is an asset owned by IMMD, approval is needed for IMPOA to move forward. The only IMMD requirement was for insurance to be provided to cover IMMD liability for any potential event during the construction. The additional picnic pavilion would be a welcome addition to the Park. **MOTION: Carol Darland moved and Brian Kocher seconded the motion to authorize and approve the plan submitted by IMPOA to access Indian Mountain Park property to improve the facility for the Indian Mountain neighborhood. Motion passed.**

Brian mentioned that a meeting with Shawn Bassett has been scheduled to discuss the perimeter-fencing project to keep the cows off Indian Mountain property.

**Maintenance:** Pat Smith reported that March was a busy month but all things are working properly.

With regard to the key card and RV Dump Station key database, he provided a status on the RV lot, which is operating with no issues. He reported that all the different owner distribution lists have been reconciled to provide the most up-to-date contact information. There are 38 new owners that need to be contacted about the key cards for the Comfort Station.

The wall outlets in the Lodge were upgraded to prevent accidental tampering and to make sure all were up to code. The motion lights and switches were also upgraded.

The new security cameras have been installed at the Community Center with the help of Bill Morris and Jeff Mason. Thank you Bill and Jeff.

#### **Unfinished Business:**

**Update on the Dump Station CUP (Conditional Use Permit) and plans going forward:** Brian Kocher reviewed events leading up to the County Commissioners' approval of the CUP. The Park County BOCC approved the project and provided a signed resolution, which includes five additional requirements. The approved three-page resolution is attached at the end of the Minutes (immediately following the Agenda). Going forward, Carol Darland, Brian Kocher, and Jackie Middelhoek will be the contacts for the project in addition to creating, monitoring, and evaluating the project timeline, preparing a bid package and detailing the many segments and specifics of the project.

#### **New Business:**

**Burn Pit – Opening June 2<sup>nd</sup>; Other Neighborhoods' Use:** Jackie reported that the Burn Pit will open June 2<sup>nd</sup>; the porta-potty has been ordered; the Sign-Up Genius software will be used again this year to allow volunteers to sign up for Friday/Saturday shifts; the Pit will be open 8:30 am –

2:30 pm and each shift will be 3 hours. The same protocol from 2022 will be used again this year for neighboring subdivisions to be able to utilize the Burn Pit.

**IMPOA Project to excavate to add another picnic pavilion.** *This agenda item was covered under the IMMD/IMPOA Communications Report section above.*

**Public Comment:**

Becky Baron shared some concerns and comments on the CUP project and the proximity to her property, which were noted by the Board. Communication on the project to interested IMMD parties is a critical component of the work plan.

**Meeting adjourned:** Carol Darland moved and Dan Qualman seconded a motion to adjourn at 10:24.

Next Meeting: May 13, 2023

Respectfully submitted,  
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

April 8, 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: Carol Darland, Karen Goodman, Brian Kocher, Marcia Logan, 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 March 2023, Regular Board Meeting

Treasurer's Report

**Motion:** The board approves the Treasurer's Report for March 2023, bank balances on 3/31/23 include:

General Fund=\$124,853.60  
Special Conservation Fund= \$2,313.00  
Reserves Fund=\$6,033.58  
CSAFE=\$29,844.77  
TOTAL IMMD=\$163,044.95

IMWSP Admin=\$62,257.19  
IMWSP Water Acquisition=\$57.50  
CORE=\$66,969.72  
TOTAL IMWSP=129,284.41

Total IMMD + IMWSP=\$292,329.36

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

**Unfinished Business**

- Update on Dump station CUP and plans forward

**New Business**

- Burn Pit – Opening June 2<sup>nd</sup> - Other Neighborhood's Use

Public Comment  
Meeting Adjourned  
Next meeting: May 13, 2023



PARK COUNTY, COLORADO  
BOARD OF COUNTY COMMISSIONERS  
Resolution No. 2023- 008

**A RESOLUTION APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT ALLOWING A COMMUNITY WASTEWATER TREATMENT SYSTEM ON INDIAN MOUNTAIN FILING 7 LOT 33, ADDRESSED AS 44 KENEU COURT, JEFFERSON.**

WHEREAS, the Applicant, the Indian Mountain Metropolitan Recreation and Park District, has applied for a Conditional Use Permit allowing a Community Wastewater Treatment System as shown on the attached Exhibit A within the abovementioned lot; and

WHEREAS, at a regularly scheduled public meeting of the Park County Board of County Commissioners (BOCC), the BOCC reviewed the application and all supporting documentation, the recommendations of the Planning Commission, the Planning Department, and the testimony of the Applicant and public; and

WHEREAS, during said public meeting, the BOCC found that the application for the Conditional Use Permit meets the criteria for a Conditional Use Permit as set forth in Section 5-503 of the Park County Land Use Regulations.


NOW THEREFORE, BE IT RESOLVED THAT:

The application for a Conditional Use Permit on the property described above is approved with the following conditions:

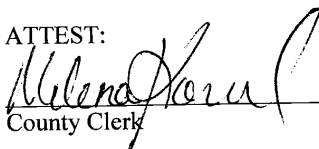
1. The new wastewater treatment system shall include a concrete pad sufficient for spill retention around the intake.
2. The new wastewater treatment system shall include remote telemetry and alarms to give notice of system malfunction or failure.
3. Prior to issuance of a permit for the new wastewater treatment system, erosion and sedimentation measures adequate to protect the wetland on Indian Mountain Filing 7 Lot 33 are placed and approved by County Development Services staff.
4. Prior to final approval of the new wastewater treatment system, the existing wastewater treatment system on Indian Mountain Filing 27 Unit 1 Outlot A shall be removed or properly abandoned on site.
5. Use of the system shall not be permitted between 10 p.m. and 6 a.m.

Moved, seconded, and passed this 4th day of April, 2023.

**PARK COUNTY BOARD OF COUNTY COMMISSIONERS**

  
\_\_\_\_\_  
Amy Mitchell, Chairperson

ATTEST:

  
\_\_\_\_\_  
Milena Kassel  
County Clerk

800656  
1 of 3

4/4/2023 3:09 PM  
R\$0.00 D\$0.00

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Milena Kassel  
Park County

**\*800656\***

800656  
2 of 3

4/4/2023 3:09 PM  
R\$0.00 D\$0.00

Milena Kassel  
Park County

COMMISSIONER MITCHELL: YEA  NAY

COMMISSIONER ELSNER: YEA  NAY

COMMISSIONER WISSEL: YEA  NAY

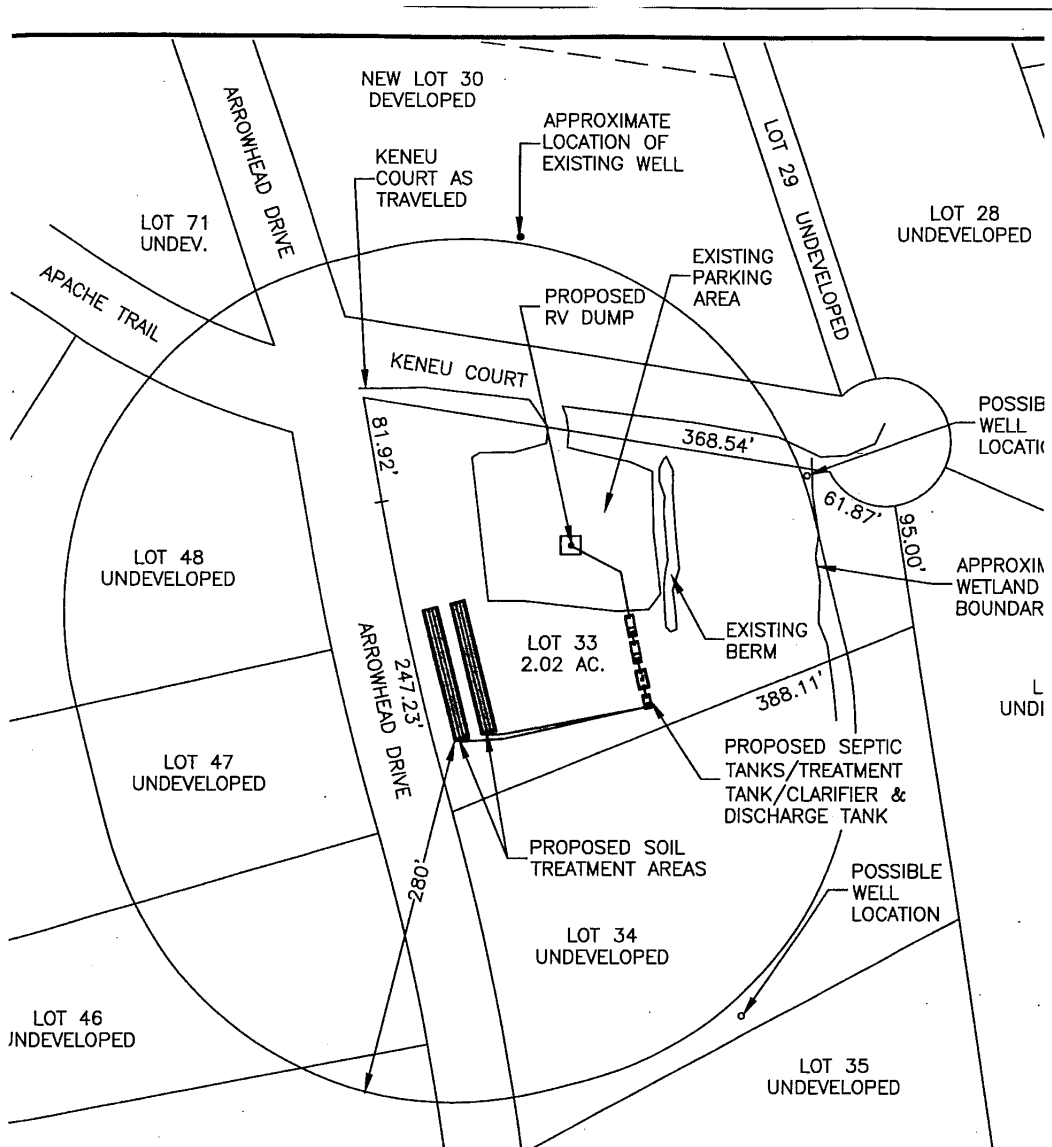
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3 of 3

4/4/2023 3:09 PM  
R\$0.00 D\$0.00

Milena Kassel  
Park County

Exhibit A



PROJECT: 2022502 - OWTS DESIGN	TITLE: SITE PLAN
LOCATION: 44 KENEU COURT COMO, CO 80432	DATE: 01/11/2022
CLIENT: INDIAN MOUNTAIN METRO DISTRICT	DRAWN BY: JDM