

**Indian Mountain Metropolitan District
Board Meeting
Community Center
May 13, 2023 – 9:00 am**

Board: Carol Darland, Brian Kocher, Marcia Logan, Dan Qualman, Jeff Mason (via phone)

Staff: Jackie Middelhoek, Pat Smith

Guests: Bill Morris, Chris Morris, Julie Barlock, John Barlock, Jason Smith, Mike Smith, Ralph and Chris Pamenter, Lennette Bennett, Jeanne and Roy Wells

(Disclaimer: The list may not include the names of all guests who attended the meeting.)

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

Additions to and Approval of Agenda: MOTION: Carol Darland moved and Marcia Logan seconded a motion to approve the slate of officers for the IMMD Board of Directors as follows:

**President - Carol Darland
First Vice President - Dan Qualman
Second Vice President - Brian Kocher
Secretary - Marcia Logan
Treasurer - Jeff Mason**

Motion passed.

Carol Darland added an **additional topic** under Unfinished Business - to *Schedule an Executive Session to review the bids submitted for the RV Dump Station project.* **MOTION: Carol Darland moved and Brian Kocher seconded a motion to approve the Agenda as amended. Motion passed.**

Secretary: Marcia Logan moved and Carol Darland seconded a motion to approve the Minutes of the April 2023 Regular Board Meeting. Motion passed.

Treasurer: Jackie Middelhoek reviewed the account balances as reported on the agenda for Jeff Mason (participating via phone). The balances are as follows:

General Fund	\$141,417.13
Special Conservation Fund	\$ 2,313.00
Reserves Fund	\$ 6,033.58
CSAFE	\$ 29,965.94
Total IMMD	\$179,729.65

IMWSP	\$ 61,788.19
IMWSP Water Acquisition	\$ 57.50
CORE	\$ 67,247.64
Total IMWSP	\$ 129,093.33

TOTAL IMMD+IMWSP	\$ 308,822.98
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MOTION: Carol Darland moved and Brian Kocher seconded a motion to accept the Treasurer report. Motion passed.

District Manager: Jackie Middelhoek reported that her comments would be included later in the Agenda.

WSP Administrator: Jackie Middelhoek reviewed the Delinquent List. Under Administrative Fee, four Certified / Return Receipt letters will be sent out for possible dismissal from the WSP program.

Dan Qualman attended the HASP meeting on May 10, 2023. He reported that there have been a few IMMD property owners that have made individual arrangements with HASP to provide them with augmentation water. HASP is also predicting a possible water call in late summer.

IMMD/IMPOA Communication Report: Brian Kocher reported that IMPOA would be conducting an in-depth discussion today on the fencing issue on the western boundary of Indian Mountain to begin developing a solution for keeping cattle out of the subdivision.

He also requested permission from IMPOA to move forward to purchase and install a big screen TV to allow for better presentations to larger audiences. **MOTION: Carol Darland moved and Brian Kocher seconded a motion to install a TV/Monitor on the main front wall of the meeting room. Motion passed.**

Maintenance: Pat Smith, Maintenance Technician reported that things were getting busy with spring projects. The heater in the lower level is still waiting repair and Pat found another vendor that could complete the job.

The Lodge underwent a review of the electrical system and discovered it was out of code due to age and could pose a fire hazard if not corrected. Square State Electric submitted a proposal to replace two electrical panels and to coordinate down time with CORE Electric at a cost of \$4650. Pat recommended moving forward with Square State Electric's proposal. **MOTION: Carol Darland moved and Brian Kocher seconded a motion to accept Square State Electric's proposal and to move forward with the replacement of the electrical panels. Motion passed.**

The Pasture Golf Course is being groomed to clear the greens in an 8' diameter circle to make it easier to play the course.

The work at the CS / Lodge parking lot is going well.

Unfinished Business:

Update on Dump station CUP and plans forward: Brian reviewed the Bidders Meeting held May 12, 2023. The bids are due May 27, 2023; the estimated start date is July 1, 2023 and is contingent on availability. The contract will be finalized at the June 10th Board meeting. Information on the bid process and accompanying project information will be available on the IMMD website.

Schedule an Executive Session to review the bids submitted for the RV Dump Station project:
MOTION: Carol Darland moved and Brian Kocher seconded a motion to hold an Executive

Session pursuant to Section 24-6-402(4)(e), C.R.S., to determine positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators regarding the RV Dump Station construction project. The Session will be held at the Community Center on May 27, 2023 at 1:00 pm. Motion passed.

New Business

Bill SB23-303/HH regarding property taxes: Dan Qualman and Jackie Middelhoek attended an SDA briefing on the bill and the possible ramifications to our District of the outcome of a November 23, 2023 election ballot issue on the subject.

Public Comment: Julie Barlock requested clarification on a couple of items.

Jason Smith shared that several large pine trees had been suspiciously cut on his property. He requested some ideas of how he could further investigate what happened and was encouraged to attend the IMPOA Board meeting that followed the IMMD Board meeting to delve into the situation.

Meeting Adjourned: MOTION Carol Darland moved and Brian Kocher seconded a motion to adjourn the meeting at 10:03 am. Motion passed.

Next meeting: June 10, 2023

Respectfully submitted,
s/Marcia Logan

(A copy of the Agenda for the meeting follows on the next page)

Indian Mountain Metropolitan District
Agenda for Regular Board Meeting

May 13, 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, Brian Kocher, Marcia Logan, Jeff Mason, 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 April 2023, Regular Board Meeting

Treasurer's Report

Motion: The board approves the Treasurer's Report for March 2023, bank balances on 4/30/23 include:

General Fund=\$141,417.13

Special Conservation Fund= \$2,313.00

Reserves Fund=\$6,033.58

CSAFE=\$29,965.94

TOTAL IMMD=\$179,729.65

IMWSP Admin=\$61,788.19

IMWSP Water Acquisition=\$57.50

CORE=\$67,247.64

TOTAL IMWSP=129,093.33

Total IMMD + IMWSP=\$308,822.98

District Manager Report

WSP Administrator Report

IMMD/IMPOA Communication Report

Maintenance Report

Unfinished Business

- Update on Dump station CUP and plans forward

New Business

- Bill SB23-303/HH regarding property taxes

Public Comment

Meeting Adjourned

Next meeting: June 10, 2023