

**Indian Mountain Metropolitan District
Board Meeting
June 10, 2023
Community Center 9:00 am**

Board: Carol Darland, Marcia Logan, Jeff Mason, Dan Qualman, Brian Kocher – excused

Staff: Jackie Middelhoek, Patrick Smith

Guests: Pete Ambrose, Chris & Bill Morris, Jeanne & Roy Wells, Becky & Ed Sturgeon, Lenette Bennett, Debbie Nagle

(This list may not contain the names of everyone who attended)

Call to Order-Welcome to all: President Carol Darland called the meeting to order at 9:03 am.

Additions to and Approval of Agenda: Carol needed to rearrange the Agenda a bit to accommodate the schedules of the speakers (Trent Smith-Fire Chief, Dawn Schilling-Auditor, Pete Ambrose-RV Dump station CUP (*Conditional Use Permit*) and plans forward). **MOTION: Dan Qualman moved and Jeff Mason seconded a motion to approve the Agenda as modified. Motion passed.**

Secretary: MOTION: Marcia Logan moved and Carol Darland seconded a motion to approve the minutes of the May 2023 Board meeting as submitted. Motion passed.

Treasurer: Jeff Mason reviewed the May 31, 2023 account balances as stated on the Agenda.

General Fund	\$171,622.09
Special Conservation Fund	\$ 2,313.00
Reserves Fund	\$ 6,033.58
CSAFE	\$ 30,095.56
TOTAL IMMD	<u>\$210,426.23</u>
IMWSP Admin	\$ 60,827.19
IMWSP Water Acquisition	\$ 57.50
CORE	\$ 67,542.28
TOTAL IMWSP	<u>\$128,426.97</u>
TOTAL IMMD+IMWSP	<u>\$338,491.20</u>

MOTION: Carol Darland moved and Dan Qualman seconded a motion to approve the Treasurer report. Motion passed.

District Manager: Jackie Middelhoek reported that there has been a lot of activity. The Burn Pit has been open for two weekends and everything is going well.

Agenda changes to UNFINISHED BUSINESS to accommodate speakers time constraints:

***Fire Chief, Trent Smith update on Cisterns, Fire Mitigation, and Pond Legislation**

- Jefferson-Como Fire Protection District will have three crew members available 24/7 beginning June 15th.

- Reviewed current information on the installation of 2,800-gallon cisterns throughout the fire district.
- A new engine has been acquired.
- Discussions held with US Rep. Brittany Pettersen (CD7) regarding proposed pond legislation.
- Brief discussion on possible uses of the current well at the existing RV Dump station to augment fire fighting resources in IM; the need to update the Wildfire Protection Plan for Indian Mountain Park; information on possible grants available to help fund the oversight of the fire mitigation plan under consideration for Indian Mountain Park.

***Dawn Schilling (Schilling and Associates) Presentation of 2022 Audit.** Dawn participated via Zoom and reviewed the 2022 Financial Audit details. No problems were reported. **MOTION: Carol Darland moved and Jeff Mason seconded a motion to Accept and Approve the 2022 Audit Report and to authorize the release of the Management Letter. Motion approved.**

*** Update on Dump station CUP and plans forward.** Pete Ambrose of Ambrose Home Builders attended as the chosen contractor for the construction of the new RV Dump Station and associated items. Ambrose Home Builders was the sole bidder on the project. Carol Darland reported that sufficient funds are available for the cost of the project. There were some contract terms regarding protocol/processing procedures that needed to be discussed before work could commence. **MOTION: Jeff Mason moved and Carol Darland seconded a motion to approve the revised bid for \$234,575 submitted by Ambrose Home Builders subject to resolution of the contract terms. Motion passed.**

Return to the published Agenda.

WSP Administrator Report:

- Jackie reported that three participants still needed to pay the Administrative fee that was due by February 2, 2023. Stronger measures are needed to resolve the issue. Attempts to collect have been rebuffed so far.
- There were six participants who failed to report water usage for May.
- There are 15 properties for sale.

Maintenance:

Pat Smith reported that it's a very busy time. Some highlights include:

- ❖ There were some comments about the color of the Comfort Station water. Several different water tests have been done and the water quality is good. Color is most likely a usual spring phenomenon with many wells.
- ❖ Digital locks (Key Card) verification process for Comfort Station access is ongoing.
- ❖ An inspection of the RV lot verified 85 vehicles are registered and 6 have some issues that will be resolved.
- ❖ Community Center Heater – South Park Mechanical submitted estimates to fix the heater. Option 1-replace the entire unit at a cost of ~\$3,500; Option 2 – replace the fan unit ~\$1,000. **MOTION: Carol Darland moved and Jeff Mason seconded a motion to go with Option 2 \$1,000 option. Motion passed.**
- ❖ New electrical panel is needed at the Lodge. Square State Electric has ordered the parts and plan to install it on June 27 and 28.
- ❖ The Pavilion excavation project was completed and a chain gate will be installed to prevent unauthorized vehicle access.

- ❖ The Burn Pit is approximately $\frac{1}{4}$ full after being open for 2 weekends. Loren Klain volunteered his time and his tractor to repair the “chasm” on the side of the burn pit road as well as filling in pot holes and improving the road. Many thanks to Loren for his help!
- ❖ Trash at Breton Park has been handled; the greens at the pasture golf course have been cleaned up to aid in finding the holes; the fencing at Breton Park and the golf course is in good shape, wildlife signs will be purchased to replace damaged signs; spraying the exterior of the Community Center appears to be successful in discouraging the birds building nests there.

NEW BUSINESS: None

Public Comment: None

Meeting Adjourned at 10:55

Next Meeting: July 8, 2023

Respectfully submitted,
s/Marcia Logan

A copy of the Agenda is included on the following page.

Indian Mountain Metropolitan District
Agenda for Regular Board Meeting

June 10, 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 May 2023, Regular Board Meeting

Treasurer's Report

Motion: The board approves the Treasurer's Report for May 2023, bank balances on 5/31/23 include:

General Fund=\$171,622.09
Special Conservation Fund= \$2,313.00
Reserves Fund=\$6,033.58
CSAFE=\$30,095.56
TOTAL IMMD=\$210,064.23

IMWSP Admin=\$60,827.19
IMWSP Water Acquisition=\$57.50
CORE=\$67,542.28
TOTAL IMWSP=128,426.97

Total IMMD + IMWSP=\$338,491.20

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

Unfinished Business

- Dawn Schilling presentation of 2022 Audit
- Fire Chief Trent update on Cisterns, Fire Mitigation and Pond Legislation
- Update on Dump station CUP and plans forward

New Business

Public Comment
Meeting Adjourned
Next meeting: July 8, 2023