

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

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

Staff: Jackie Middelhoek, Patrick Smith

Guests: Don Frye, Julie and John Barlock, Chris and Bill Morris, Nicole Pavlica

Call to Order: President, Carol Darland, called the meeting to order at 9:00 am and welcomed everyone.

Additions to and Approval of Agenda: MOTION: Carol Darland 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 from the June 10, 2023 regular board meeting. Motion passed.

Treasurer: Jeff Mason reviewed the account balances as of June 30, 2023 as published in the Agenda. **MOTION: Carol Darland moved and Dan Qualman seconded a motion to approve the Treasurer report. Motion passed.**

General Fund	\$175,778.75
Special Conservation Fund	\$ 2,625.80
Reserves Fund	\$ 6,035.84
CSAFE	<u>\$ 30,223.11</u>
Total IMMD	\$214,663,50
IMWSP Admin	\$ 60,460.69
IMWSP Water Acquisition	\$ 62.50
CORE	<u>\$ 67,831.66</u>
Total IMWSP	\$128,354.85
Grand Total IMMD/IMWSP	<u>\$343,018.35</u>

District Manager: Jackie Middelhoek summarized current activity including installation of replacement electrical panel at The Lodge; she will meet with the Park County Assessor on July 10, 2023 to discuss the outlook for finances in 2024; Samantha Bertin is organizing a community garage sale for September 16, 2023; the Conservation Trust Fund report was approved for 2022. She also wanted to schedule a 2024 **Budget Work Session**. Date will be Friday, August 18, 2023 at 11:00 am at the Community Center.

WSP Administrator Report: Jackie reviewed the current status of the WSP program. For the month of June, 14 participants did not report their gallon usage; 8 participants are still working through their decree situations; 15 properties are involved in either transferring the WSP membership or having their properties currently listed for sale.

IMMD/IMPOA Communication Report: Brian Kocher reported that the community picnic held July 1 was very successful; the contract for the fencing project on the western boundary to help

control the cattle access has been signed and work will begin next week; the IMPOA Annual Meeting will be held August 12, 2023 and two Board of Directors' positions need to be filled.

Maintenance: Pat Smith reviewed the current status of maintenance projects as follows:

- As of June 30, 2023, 1,370 gallons have been used (allowed usage is 6,000 gallons) at the RV Dump Station, which is approximately 1/4 of total gallons allowed;
- Square State Electric has replaced breaker box at The Lodge;
- Additional spraying is/was necessary to discourage the birds from building nests on the Community Center;
- The hinges on the swing set at The Lodge have been replaced;
- South Park Mechanical has repaired the heater in the lower level of the Community Center;
- The shelter at Burn Pit went through a rodent eradication effort and was restrained; Burn Pit operations are going smoothly;
- Other projects included repair and refinish of two outside benches; painting a picnic table; insect, weed, and rodent control performed; picnic preparation and take-down activities

Unfinished Business:

Update on RV Dump station project: The contract with Ambrose Home Builders is currently being reviewed with IMMD attorney; the erosion-control wattles are still waiting to be installed.

New Business:

HASP Storage Vessel Fee Postponement: Jackie clarified the current Second Amended IGA agreement regarding a Storage Vessel Fee (paragraph 10). HASP revised paragraph 10 to postpone the \$5,000 storage vessel fee payment from November 1, 2023 to November 1, 2025, which would be subject to adjustment every five years based on the Denver CPI index. **MOTION: Dan Qualman moved and Brian Kocher seconded a motion to approve the change in paragraph 10 of the IGA agreement as presented by HASP. Motion passed.**

Hip-camp sites in Indian Mountain: Carol reviewed the recent activity history of the Hip-camp sites located in Indian Mountain and the subsequent violations of Park County Camping Ordinance No. 21-02. Only property owners and their **non-paying guests** are allowed to camp on their vacant property; charging a fee to "rent" a site is illegal. Discussion followed and it was determined that IMMD should support a suggestion to talk with the County about including "Hip-camp-type marketing" activities into the Granicus system currently used to track short-term rental information. No additional cost would be incurred to add this sub-type.

Public Comment: None

Meeting Adjourned: Carol adjourned the meeting at 10:13 am.

Next meeting: August 12, 2023 9:00 am

Respectfully,
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

July 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, Brian Kocher (Excused), 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 June 2023, Regular Board Meeting

Treasurer's Report

Motion: The board approves the Treasurer's Report for June 2023, bank balances on 6/30/23 include:

General Fund=\$175,778.75

Special Conservation Fund= \$2,625.80

Reserves Fund=\$6,035.84

CSAFE=\$30,223.11

TOTAL IMMD=\$214,663.50

IMWSP Admin=\$60,460.69

IMWSP Water Acquisition=\$62.50

CORE=\$67,831.66

TOTAL IMWSP=128,354.85

Total IMMD + IMWSP=\$343,018.35

District Manager Report

WSP Administrator Report

IMMD/IMPOA Communication Report

Maintenance Report

Unfinished Business

- Update on RV Dump station project

New Business

- HASP Storage Vessel Fee postponement

Public Comment

Meeting Adjourned

Next meeting: August 12, 2023