

**Indian Mountain Metropolitan District  
Regular Board Meeting  
September 9, 2023 9:00  
IM Community Center**

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

Staff: Jackie Middelhoek-District Manager, Patrick Smith-Maintenance

Guests: Chief Trent Smith, Becky Sturgeon

*(Disclaimer: The name(s) of all participants may not be recorded)*

**Call to Order-Welcome to all:** Carol Darland called the meeting to order at 9:00 am.

**Additions to and Approval of Agenda: MOTION: Carol Darland moved and Brian Kocher seconded a motion to accept the Agenda as published. Motion passed.**

**Secretary:** Marcia Logan thanked Dan Qualman for taking the minutes for the August 12, 2023 Board Meeting. **MOTION: Marcia Logan moved and Brian Kocher seconded a motion to approve the Minutes as presented. Motion passed.**

**Treasurer:** The account balances as of August 31, 2023 are as presented on the Agenda:

General Fund	\$121,642.36
Special Conservation Fund	\$ 2,625.80
Reserves Fund	\$ 6,035.84
CSAFE	\$ 30,496.93
Total IMMD	\$160,800.93
IMWSP Admin	\$127,694.13
IMWSP Water Acquisition	\$ 62.50
CORE	\$ 380.86
Total IMWSP	\$128,137.49
Total IMMD+IMWSP	\$288,938.42

**MOTION: Jeff Mason moved and Brian Kocher seconded the motion to accept the Treasurer report as of August 31, 2023 as presented. Motion passed.**

**District Manager:** Jackie Middelhoek reminded the Board members of a

- scheduled budget work session to be held October 6, 2023 at 10:00 am (Community Center). Dan Qualman will not be able to attend but will prepare his thoughts on the proposed budget amounts, his prioritization of projects that have been discussed so far, and any other comments he might have.
- A community-wide garage sale will be held on September 16, 2023 from 9:00 am to 3:00 pm. Twenty-three of the 24 tables available have been spoken for.
- The Burn Pit (with 42 stacks) has been closed for the season.
- The RV Dump Permit was received on August 29, 2023; materials have been delivered; and Preston is excavating the site.

**WSP Administration:** Jackie Middelhoek reported that

- all the Administrative Fees for 2023 have been paid.
- The list of delinquent participants was reviewed.
- The signed HASP IGA amendment has been received.

**IMMD/IMPOA Communication Report:** Brian Kocher reported the first phase of the fencing project has been completed. The check for the remaining first phase balance has been delivered to the contractor. IMPOA will discuss the next phase of fencing at the October meeting.

**Maintenance:** Pat Smith reviewed the current maintenance activity.

- RV Dump – Chain and bracket had been broken and missing. Repair made and reinforced.
- RV Dump Water Usage – 4,400 gallons of the allotted 6,000 has been used.
- Comfort Station – Smaller projects, i.e., outside spigot level so cover would fit; repaired leaking sink shut off valve in Men’s room; repaired leak in Women’s shower
- Disk Golf – Reported an issue with trespassers use of private amenity; Pat now has permission to monitor and edit the Udisc website listing for Indian Mountain.
- Breton Park – Trail camera was tampered with but no damage; 100 yards of fencing was repaired due to cattle damage; 3 trailer loads of wood chips were donated by Joy Ariel and spread on trails in the park which were also cleared of cow chips.
- Community Center – Pads and battery updated on the Automated External Defibrillator; parts found to repair one of the blinds.
- Burn Pit Statistics – 599 loads of which 497 were from IM with 102 from other neighborhoods; total Volunteer hours – 364 (294 hours from neighbors, 70 hours from Jackie and Pat).

**Unfinished Business:**

- **Update on RV Dump station project** – discussed under District Manager report.
- **Colorado Wildfire Protection Plan Status** – Fire Chief Trent Smith will try to locate an updated plan and get it posted on the website. Brian Kocher will assist Chief Smith.

**New Business:**

**Wildfire Mitigation** – Brian will work with Chief Smith on this aspect of the project, which includes insect infestation, and mitigation of downed timber at Indian Mountain Park. A bid package will be developed for distribution to interested contractors.

**Reminder:** Budget Work Session at the Community Center on October 6<sup>th</sup> at 10:00 am.

**Public Comment:** None

**Meeting Adjourned: MOTION: Carol Darland moved and Brian Kocher seconded a motion to adjourn the meeting at 10:06 am**

Next Meeting: October 14, 2023

Respectfully submitted,  
s/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

September 9, 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 Middelhoeck, Patrick Smith  
Guests in Attendance: see sign in list.

Secretary's Report

**Motion:** The board approves the minutes of the August 2023, Regular Board Meeting

Treasurer's Report

**Motion:** The board approves the Treasurer's Report for August 2023, bank balances on 8/31/23 include:

General Fund=\$121,642.36  
Special Conservation Fund= \$2,625.80  
Reserves Fund=\$6,035.84  
CSAFE=\$30,496.93  
TOTAL IMMD=\$160,800.93

IMWSP Admin=\$127,694.13  
IMWSP Water Acquisition=\$62.50  
CORE=\$380.86  
TOTAL IMWSP=128,137.49

Total IMMD + IMWSP=\$288,938.42

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

**Unfinished Business**

- Update on RV Dump station project

**New Business**

Public Comment  
Meeting Adjourned  
Next meeting: October 14, 2023