

**Indian Mountain Metropolitan District  
Board Meeting  
October 14, 2023  
Community Center 9:00 am**

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

**Staff:** Jackie Middelhoek, Patrick Smith

**Guests:** Brad Sunday, Becky Baron (via phone), Roy and Jeanne Wells, Shane Klop

**Call to Order-Welcome to all:** Vice President, Dan Qualman called the meeting to order at 9:03am

**Additions to and Approval of Agenda: MOTION: Jeff Mason moved and Brian Kocher seconded the motion to accept the Agenda as presented. Motion passed.**

**Secretary: MOTION: Marcia Logan moved and Brian Kocher seconded the motion to approve the Minutes of the September 9, 2023 Regular Board Meeting. Motion passed.**

**Treasurer:** Jeff confirmed the year-to-date account balances through September 30, 2023 are as reported on the Agenda. **MOTION: Jeff Mason moved and Marcia Logan seconded the motion to approve the Treasurers report. Motion passed.**

General Fund	\$125,771.16
Special Conservation Fund	\$ 2,876.79
Reserves Fund	\$ 6,038.10
CSAFE	<u>\$ 30,644.62</u>
TOTAL IMMD	\$165,319.67
IMWSP Admin	\$ 52,292.13
IMWSP Water Acquisition	\$ 67.50
CORE	\$ 382.66
TOTAL IMWSP	<u>\$ 52,742.29</u>
TOTAL IMMD+IMWSP	<u>\$218,061.96</u>

**District Manager:**

- Jackie reported that the old RV Dump station would be closed at end of day, October 31, 2023. The last pumping of the tanks will be November 1, 2023. Pete Ambrose will arrange the cave in for November 2, 2023 and Preston Springer will do his best to meet the time line.
- Carol and Jackie completed the insurance questionnaire and it has been submitted. The premium amount for 2024 will be forwarded to IMMD (insurance obtained through the SDA Pool).
- The Notice on the Budget meeting on December 9, was sent to the Flume last week for posting in their Oct 20<sup>th</sup> issue.
- Jackie is working on developing the list of projects eligible for 50% rebate via the Safety Grant program as well as projects eligible for the Conservation Trust Fund
- Jackie will work with Chief Trent Smith on filing a new well permit for the old RV Dump site.

**WSP Administrator:** Jackie reviewed the Delinquent List of WSP participants. The list of non-reporters for September encountered a technical hiccup and the four participants were not

recorded for the month. Jackie also reported that the WSP participants that still have outstanding decrees to be processed would be notified that IMWSP would not be providing any further assistance to them. The participants will need to work with the Colorado Water Court and the Colorado Division of Water Resources to resolve the issues.

**IMMD/IMPOA Communication:** Brian Kocher reported that IMPOA interviewed four candidates to fill the three current IMPOA Board vacancies. Three new directors will attend today's IMPOA meeting and the fourth candidate will be working on the Fire Wise effort as a volunteer.

**Phase 1** of the fencing project has been completed with the cattle guard that needs to be moved still outstanding while awaiting approval by Park County. **Phase 2** of the project will start when the final location has been determined. Brian also reported that a periodic check on the condition of the fence will be done to keep apprised of any issues i.e. vandalism.

**Maintenance:** Pat Smith reported that the new boiler at the Comfort Station was installed by South Park Mechanical who were very responsive and thorough in completing the project in two days. It was determined that the old boiler was within a month of complete failure.

Other projects:

- The Lodge has been busy with rentals and new septic heaters were installed;
- repaired some of the blinds at the Community Center;
- installed stainless steel carabiners on the swing set at Indian Mountain Park;
- shut the water off at the RV Dump station to prevent freezing;
- repaired cattle damage at the wading pond side of the creek in Breton Park;
- and recharged the fire extinguishers.
- The RV Storage Lot has 96 RVs registered, with potentially 58 more renewals by year-end.
- Continued updating of the software and database for the Digital Lock cards. (More detailed information is available.)

#### **UNFINISHED BUSINESS:**

**Update on RV Dump station project:** Jackie reported that the tanks are in the ground and the area is smoothed out. CORE will need a couple of more weeks before the final contract is completed regarding the transformer installation. Everything is moving along.

**Wildfire Mitigation / Colorado Wildfire Protection Plan:** Brian Kocher reported that he has talked with several knowledgeable people and has received different recommendations on the best way to tackle the insect infestation of the spruce budworm. Much more discussion needs to happen. Brad Sunday, IM property owner, provided thoughts and concerns on this issue.

Fire Chief, Trent Smith, has indicated that applying for grant money probably won't happen until 2024 because of timing/deadline issues that need to be completed first.

#### **NEW BUSINESS:**

**Proposed 2024 Budget and 2023 Budget Amendment Presented/Motion to approve:**

**MOTION:** Jeff Mason moved and Brian Kocher seconded the motion to approve the Proposed 2024 Budget and the Amended 2023 Budget as presented to the Board during the meeting, and that such proposed budget be published as per section 9.c of the District Bylaws. Motion approved.

**MOTION:** Jeff Mason moved and Brian Kocher seconded the motion that due to the unforeseen emergency related to the recent malfunctions of the Comfort Station heating system which could not reasonably have been foreseen at the time of the adoption of the budget, the Board approves the estimate and final invoice from South Park Mechanical for the replacement of the Comfort Station boiler and water heater for \$22,250 as set forth under Section 9.g.i of the District Bylaws. Motion approved.

**Public Comment:** Roy Welles shared comments on the issue of spraying the trees and the side effects associated with that effort.

**Meeting Adjourned:** A motion was made, seconded and passed. The meeting was adjourned at 10:24 am.

**Next Meeting:** November 11, 2023

Respectfully submitted,  
s/Marcia Logan, Secretary

*(A copy of the Agenda is included on the following pages)*