

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

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

Staff: Jackie Middelhoek, Patrick Smith

Guests: Roy and Jeanne Wells, Chris and Bill Morris via phone

**Call to Order:** Vice President Dan Qualman called the meeting to order at 9:00 am.

**Additions to and Approval of Agenda:** *MOTION: Brian Kocher moved and Jeff Mason seconded a motion to approve the agenda as provided. Motion passed.*

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

**Treasurer:** Jeff Mason reviewed the November 30, 2023 account balances as shown on the Agenda and stated that the balances were correct.

General Fund	\$113,454.68
Special Conservation Fund	\$ 876.79
Reserves Fund	\$ 6,038.10
CSAFE	<u>\$ 30,914.85</u>
TOTAL IMMD	\$151,284.42
IMWSP Admin	\$ 46,788.51
IMWSP Water Acquisition	\$ 67.50
CORE	<u>\$ 386.32</u>
TOTAL IMWSP	\$ 47,242.33
TOTAL IMMD+IMWSP	<u>\$198,526.75</u>

**MOTION: Jeff Mason moved and Brian Kocher seconded a motion to accept the Treasurer Report as presented. Motion passed.**

**District Manager:** Jackie Middelhoek reported that a new exempt well application for the old RV Dump well was filed. The Division of Water Resources is processing the application.

The most recent property valuation of IMMD property is \$16,200 less than the one received in August 2023. The levy amount must be certified to the commissioners by January 10, 2024 along with the approval of the 2024 budget.

The invoice from HASP for water usage at the old RV Dump station should be within the approved gallons for 2023.

**WSP Administrator:** Jackie reported that the 2023 WSP Newsletter was sent via email to WSP participants.

There were 14 delinquent water meter submissions for November and four of the participants will be fined.

Some discussion ensued on the status of the City of Aurora and Bar Star water rights ownership issue in the vicinity of Indian Mountain subdivision.

**IMMD/IMPOA Communication Report:** Brian Kocher reported that IMPOA will be reviewing the activities and events for 2024 and that a sub committee has been formed to focus on the activities regarding the Community Fire Wise plan.

**Maintenance:** Patrick Smith provided a recap of current Maintenance work. A copy of the recap report can be found at the end of the Minutes.

**Unfinished Business:**

**Update on RV Dump station project:** The project is waiting for the CORE agreement to arrive. Preston Springer has been completing the excavation work and the final bill (~\$71,000) should be received and payable in January 2024.

**Community Wildfire Protection Plan/Wildfire Mitigation:** A brief discussion was held on moving forward with this project. Jeff Mason will try to get more drone shots with snow on the ground to add more differentiation to the area being evaluated.

**Motion to move Budget Discussion and Public Comments to January 6<sup>th</sup> Board Meeting:**

*MOTION: Jeff Mason moved and Brian Kocher seconded a motion to move the Budget discussion meeting to January 6<sup>th</sup>, 2024 which is one week earlier than the normal meeting schedule. Motion passed.*

**Motion to cancel 2023 Budget Amendment:** *MOTION: Jeff Mason moved and Brian Kocher seconded a motion to cancel the 2023 Budget Amendment that had been discussed in November. Motion passed.*

**Motion to approve updated WSP Operation Manual:** *MOTION: Dan Qualman moved and Brian Kocher seconded a motion to approve the updated WSP Operations Manual. Motion passed.*

**Motion to approve updated Facilities Lease Agreement:** An in-depth discussion was undertaken about instituting a cancellation policy, including the impact of defined instances where, either in whole or part, deposits would be non-refundable. The nightly rental rate for The Lodge was standardized at \$85 per night for all nights of the reservation. The edits / modifications will be incorporated into the Lease Agreement and the motion to approve is tabled until the January 6th, 2024 board meeting.

**New Business:** None

**Public Comment:** None

**Adjournment:** *MOTION: Jeff Mason moved and Brian Kocher seconded a motion to adjourn the meeting at 10:20 am.*

**Next Meeting:** **JANUARY 6, 2024** (Note date change to first Saturday in January).

Respectfully submitted  
s/Marcia Logan, Secretary

*(The Agenda for this meeting follows the Maintenance Recap report)*

## **Maintenance Report – Pat Smith**

- General:**
- Snow removal from facilities continues when needed
  - No new projects until 2024 due to budget
  - Down to the bare minimum for Maintenance Tech tasks – Mainly Rounds twice a week. Will stay within budget. Thank you for a bit more for 2024.
  - Maintenance Manual (hard copy book + One Drive) coming along.
- Comfort Station:**
- New Boiler at Comfort Station continues to be running fine with several good reviews from users. No negative reviews.
  - Aerators in sinks starting to become slow. Happens annually. Soaked in vinegar and now running full strength. Low-cost solution.
  - Changed out broken light fixture and cleaned out bugs from all light covers.
- Lodge:**
- Checking out after each rental. Light cleaning and restocking supplies each time.
  - Replace broken kitchen faucet hand sprayer.
  - Put up small Christmas tree.
  - New sign on the back door where the key box is with my phone number. Says if you have leased and can't get in – or if there are any maintenance issues call. For the last year Jackie has been giving her cell phone to renters, and now they use it as their personal concierge number. Similar to signs in all facilities “for maintenance issues call”
- Pavilion:**
- Consistently picking up trash from use
- IM Park:**
- Restock Nature Trail Maps and Disc Golf maps regularly – yes – even in winter. Use diminishes but still continues.
- Community Center:**
- Security checks and light cleaning after large events. (Thanksgiving)
  - Pulled up Christmas decorations from basement and decorated. Wasn't easy on snowy/icy hill. Plan on putting in railroad tie steps in 2024.
- RV Dump:**
- Contractor continues to plow through with project. Serious time spent on this job.
  - Old RV Dump is being dismantled and hill/fill dirt is being used at new site.
- Breton Park:**
- Not much use this time of year but still some use – monitored weekly.
- IM Ranch:**
- Burn Pit:**
- Ramping up for burn once we get a steady cold spell with a good snow and humidity with low wind speed. Currently 42 piles ready to burn when the conditions are right.

**RV Storage Lot:** Inspection 12/6/23

54 RVs are currently in the lot - 29 did not renew this year  
9 delinquent RVs for annual permit fee but some delinquent owners have multiple RVs that are due for renewal.

There is room for at least an estimated 100 RV's if everyone parks properly so there is no need for expansion.

**Digital Locks:** Continue updating the software and database for cards (New Users – Bad Cards Etc....) and RV Dump keys

Only 2 cards and 1 key purchased this period - New users / Purchasers of key cards really slow down in winter.

Indian Mountain Metropolitan District  
Agenda for Regular Board Meeting  
December 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 (excused), 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 November 2023, Regular Board Meeting

Treasurer's Report

**Motion:** The board approves the Treasurer's Report for November 2023, bank balances on 11/30/23 including

General Fund=\$113,454.68

Special Conservation Fund= \$876.79

Reserves Fund=\$6,038.10

CSAFE=\$30,914.85

TOTAL IMMD=\$151,284.42

IMWSP Admin=\$46,788.51

IMWSP Water Acquisition=\$67.50

CORE=\$386.32

TOTAL IMWSP=\$47,242.33

Total IMMD + IMWSP=\$198,526.75

District Manager Report

WSP Administrator Report

IMMD/IMPOA Communication Report

Maintenance Report

### **Unfinished Business**

- Update on RV Dump station project
- Community Wildfire Protection Plan/Wildfire Mitigation
- Motion to move Budget Discussion and Public Comments to January 6<sup>th</sup> Board Meeting
- Motion to cancel 2023 Budget Amendment
- Motion to approve updated WSP Operation Manual
- Motion to approve updated Facilities Lease Agreement

### **New Business**

Public Comment

Meeting Adjourned

Next meeting: January 6, 2024