

**Indian Mountain Metropolitan District  
Board Meeting  
January 6, 2024  
Community Center 9:00 am**

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

**Staff:** Jackie Middelhoek, Patrick Smith (via phone)

**Guests:** Glenn Haas

**Call to Order:** President 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 the motion to accept the Agenda as presented. Motion passed.**

**Secretary: MOTION: Marcia Logan moved and Brian Kocher seconded the motion to approve the December 2023 Minutes as presented. Motion passed.**

**Treasurer: MOTION: Jeff Mason reviewed the account balances as of December 31, 2023 and moved that the account activity and bank balances be accepted as presented. Brian Kocher seconded the motion. Motion passed.**

General Fund	\$ 66,380.08
Special Conservation Fund	\$ 1,271.43
Reserves Fund	\$ 6,040.36
CSAFE	\$ 31,059.26
<b>TOTAL IMMD</b>	<b>\$104,751.13</b>
IMWSP Admin	\$ 46,024.51
IMWSP Water Acquisition	\$ 72.50
CORE	\$ 388.18
<b>TOTAL IMWSP</b>	<b>\$ 46,485.19</b>
<b>TOTAL IMMD+IMWSP</b>	<b>\$ 151,236.32</b>

**District Manager:** Jackie Middelhoek reviewed

- the requirements IMMD needs to follow for the new well permit that's been issued for the old RV Dump well
- the HASP invoice for the water usage at the old RV Dump will be a bit more than expected (rolling monthly average from September to September rather than a calendar year average).
- 2023 1099 tax forms are being prepared to send out to the recipient contractors.
- the Transparency Notice for 2024 has been submitted and approved.

**WSP Administrator Report:** Jackie reported that since the January Board meeting was rescheduled to January 6, 2024, the reporting period for December is still open. An updated Delinquent sheet will be distributed to board members on January 9, 2024.

The Administrative fee for 2024 is due by January 31, 2024 for WSP participants..

**IMMD/IMPOA Communication:** Brian Kocher reported that the IMPOA website is being updated and will include some additional electronic capabilities.

### **The Community Wildfire Protection Plan / Wildfire Mitigation**

Brian also reported that activities and plans will be coordinated by Will Graff, who volunteered to lead a committee that will prepare and circulate a draft of the plans for comments and ultimate approval.

Carol Darland reported that she would be writing an article for the upcoming Newsletter that will provide information IMMD has found and/or received from the US Forest Service, Colorado's Forest Service, and other knowledgeable professionals.

The due date for submission of newsletter articles originally scheduled for January 16<sup>th</sup> will be delayed a week to allow for additional information to be included that will be obtained from a BOCC Work Session discussion on issues involving Park County's Unlawful Grazing Ordinance. The BOCC Work Session will be held on Tuesday, January 16, 2024 at 9:00 am at the County Building in Fairplay.

**Maintenance:** Pat Smith reviewed the status of maintenance projects. Things are going well and repairs are being made where and when needed. A copy of Pat's report is included at the end of the minutes.

Pat has been working on developing an IMMD Maintenance Manual for reference. It will be a hard copy as well as a digital copy.

### **Unfinished Business:**

**Update on RV Dump station project:** Jackie reported that CORE still needs to provide a copy of the contract so efforts can move forward. The trench has been dug for the electrical components and an inspection needs to be completed for verification.

**Community Wildfire Protection Plan / Wildfire Mitigation:** Topic was covered under the Communication Report.

### **Budget Hearing: Budget Discussion and Public Comment on 2024 budgets:**

Jeff Mason reviewed the 2024 Budgets for IMMD and for IMWSP and was prepared to answer any questions or comments. There were none.

### **Motion to approve/adopt 2024 WSP/IMMD budgets and accompanying resolutions:**

Carol Darland reviewed the 2024 Budget Message, three Resolutions and a Certification of Tax levies that need to be approved.

**MOTION:** Carol Darland moved and Brian Kocher seconded a motion to adopt **Resolution #2-1/2024 "Resolution to Adopt Budget"** and the **"Certification of Tax Levies"**. Motion passed.

**MOTION:** Carol Darland moved and Brian Kocher seconded a motion to adopt **Resolution #3-1/2024 "Resolution to Appropriate Sums of Money"**. Motion passed.

**MOTION:** Carol Darland moved and Brian Kocher seconded a motion to adopt **Resolution #1-1/2024 "Resolution to Set Mill Levies"**. Motion passed.

**Motion to approve updated Facilities Lease Agreement:**

Jackie reviewed the updated version of the Facilities Lease Agreement. The new version contained needed remedies for situations that were not addressed previously.

**MOTION:** Carol Darland moved and Brian Kocher seconded a motion to approve the updated Facilities Lease Agreement as presented. Motion passed.

**New Business:**

**Resolution Designating Location to Post Notice**

Carol Darland reviewed the Resolution Designating Location to Post Notice. The designated posting locations are the IMMD Bulletin Board at the Community Center and the IMMD Website.

**MOTION: Carol Darland moved and Brian Kocher seconded the motion to approve the resolution designating the posting locations as presented. Motion passed.**

A copy of the meeting dates, location, and time for 2024 were reviewed. **MOTION: Carol Darland moved and Brian Kocher seconded the motion to approve the meeting information for 2024 as presented. Motion passed.**

**Motion to approve hiring Schilling and Co. to perform audit exemption at \$2,400.**

A copy of the Engagement Letter with Schilling & Company, Inc. was provided detailing the scope of work for preparation of the audit exemption for IMMD. **MOTION: Carol Darland moved and Brian Kocher seconded the motion to hire Schilling & Company to prepare the Application for Exemption from Audit for IMMD at a fee of \$2,400. Motion passed.**

**Cows in Indian Mountain:** This topic was tabled until the February 2024 meeting to allow for information obtained at the BOCC Work Session scheduled for January 16, 2024 to be incorporated into a newsletter article. See information included under the IMPOA/IMMD Communications topic earlier.

**Public Comment:** Glenn Haas provided some history and possible suggestions to address the cow situation in Indian Mountain.

**Meeting Adjourned:** Motion: Carol Darland moved and Brian Kocher seconded a motion to adjourn the meeting at 10:22 am.

**Next meeting:** February 10, 2024.

Respectfully submitted:  
s/Marcia Logan, Secretary

*(A copy of the Agenda and a copy of the Maintenance Report follow this page)*

IMMD Board Meeting January 6, 2024

**Maintenance Report – Pat Smith**

**Last Month's Activities:**

- General:**
- Snow removal from facilities continues when needed
  - Budget is spent for yearly projects – no new projects until 2024
  - Down to the bare minimum for Maintenance Tech and Supplies budgets for December – stayed within budget for the year.
  - Maintenance Manual (hard copy book + OneDrive) coming along.
- Comfort Station:**
- Everything is going well. Use has diminished substantially for the season as expected.
- Lodge:**
- Checking out after each rental. Light cleaning and restocking supplies each time.
  - Everything is going well.
- Pavilion:**
- Trash from use is still picked up and area is kept clean.
- IM Park:**
- Restock Nature Trail Maps and Disc Golf maps regularly. Use diminishes but continues in winter.
- Community Center:**
- Everything is going well.
- RV Dump:**
- Old RV Dump was dismantled the grade is now level with the rest of the area. Fill dirt was used at new site.
- Breton Park:**
- Not much use this time of year but still some use.
- IM Ranch:**
- Burn Pit:**
- Monitoring weather conditions to include snowfall and humidity.
  - Good working relationship with the fire department and sheriff as well as tried and true volunteers. 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 for January is pending

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 the there is no need for expansion.

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

Year End Totals:

- 1685 cards issued since inception in the 1990's – 115 in 2023
- 464 have been deactivated – Lost/Bad Cards
- 1222 Active Cards
- \*377 RV Dump keys issued

Indian Mountain Metropolitan District  
Agenda for Regular Board Meeting  
January 6, 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 (by phone)

Staff Attendance: Jackie Middelhoek, Patrick Smith (by phone)

Guests in Attendance: see sign in list.

Secretary's Report

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

Treasurer's Report

**Motion:** The board approves the Treasurer's Report for December, 2023, bank balances on 12/31/23 include:

General Fund=\$66,380.08

Special Conservation Fund= \$1,271.43

Reserves Fund=\$6,040.36

CSAFE=\$31,059.26

TOTAL IMMD=\$104,751.13

IMWSP Admin=\$46,024.51

IMWSP Water Acquisition=\$72.50

CORE=\$388.18

TOTAL IMWSP=46,485.19

Total IMMD + IMWSP=\$151,236.32

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
- Budget Hearing: Budget Discussion and Public Comment on 2024 budgets
- Motion to approve 2024 WSP/IMMD budget and accompanying Resolutions
- Motion to approve updated Facilities Lease Agreement

**New Business**

- Resolution Designating Location to Post Notice
- Board of Directors Schedule of Meetings approval
- Motion to approve hiring Schilling and Co. to perform audit exemption at \$2,400
- Cows in Indian Mountain

Public Comment

Meeting Adjourned

Next meeting: February 10, 2024