

**Indian Mountain Metropolitan District
Board Meeting February 10, 2024
Community Center**

Board: Carol Darland – excused, Brian Kocher, Marcia Logan – via phone, Jeff Mason, Dan Qualman – via phone

Staff: Jackie Middelhoek, Patrick Smith – via phone

Guests: Leonardo Pinero-Perez, Andy Holland, Gene Nagle, Barb Holden

Call to Order: Brian Kocher called the meeting to order at 9:04 am

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

Secretary: MOTION: Marcia Logan moved and Jeff Mason seconded a motion to approve the Minutes of the January 6, 2024 Board Meeting as submitted. Motion passed.

Treasurer: MOTION: Jeff Mason moved and Dan Qualman seconded a motion to approve the account balances as of January 31, 2024 as shown on the Agenda. Motion passed

General Fund	\$ 44,252.61
Special Conservation Fund	\$ 1,271.43
Reserves Fund	\$ 6,040.36
CSAFE	<u>\$ 31,204.07</u>
TOTAL IMMD	\$ 82,768.47
IMWSP Admin	\$ 70,169.51
IMWSP Water Acquisition	\$ 72.50
CORE	<u>\$ 390.04</u>
TOTAL IMWSP	\$ 70,632.05
TOTAL IMMD+IMWSP	<u>\$153,400.52</u>

District Manager: Jackie Middelhoek reported that there has been quite a bit of compliance activity. The 2024 Budget has been filed with all appropriate parties and has been accepted by DOLA. DOLA has also approved the Transparency Notice for 2024 as well as the CTF Annual Report. The Indian Mountain SDA (Special District Association) membership was renewed. The 1099s were filed and accepted by the IRS before the end of January and the Lease Agreement was posted to the website as well. The current work in progress is completing the Audit Exemption which is due to the State Auditor by March 31.

WSP Administrator: Jackie Middelhoek provided an information sheet that showed the Delinquencies in both meter readings for January as well as the Administrative Fee due February 1, 2024. There are 55 IMWSP participants who have not paid the Administrative Fee. Jackie sent out reminders on January 20, 2024 to the all members. A WSP participant, who has been in non-compliance with the program’s reporting/payment requirements, has been sent a certified letter giving him an opportunity to come into compliance. If he doesn’t come into compliance, he will be dismissed from the IMWSP. The Board will vote on this issue at the April Board meeting.

IMMD / IMPOA Communications: Brian Kocher reported that discussion of the details for a proposed joint meeting with IMPOA had been postponed until Carol's return.

Maintenance: Pat Smith highlighted activities over the past month (report details attached to the end of these Minutes). The Burn Pit was successfully burned over a 10 ½ hour period on January 21, 2024. Grateful thanks to the following neighbors for all their help:

Volunteers for Shift 1 – Burning

Gary Fletcher, Tim Higgins Jeff Mason, Piotr Holysz, Will and Shannon Graff, and Jackie Middelhoek.

Volunteers for Shift 2 – Ember Management

Barb Holden, Craig Colborg, Gary Horn, Nick Rinaldi, Ken Polka and Renee Anderson, Shawn Sheppard, and Shaun Smith from Elkhorn Ranches, and Jackie Middelhoek.

Pat Smith, along with his wife Jackie were on site for the entire day.

The draft Maintenance Manual has been completed in electronic form and after a thorough review, a hard copy will be printed.

All is going well at the other District facilities.

At the Community Center, the Safety Committee (Bill Morris, Jeff Mason, and Pat Smith) selected a Wi-Fi solution for the new RV Dump telemetry and camera systems. The hardware was installed and is ready to be connected to the RV Dump system when the contractor is ready.

Pat Smith along with the RV Dump Station General Contractor, Pete Ambrose, met with the preconstruction group for CORE to put in power for the new RV Dump and the project continues moving forward.

RV Storage Lot: Pat reported that 54 RV's are currently parked in the lot and 70 RV's are registered. Pat noted that for the first time in the last 4 years, there are 0 – **ZERO delinquent** permits!!

Digital Locks: Continuing to update software and database.

Current Stats:

1688 key cards issued since inception in the 1900s – 115 in 2023

464 key cards have been deactivated (lost or bad cards)

1224 Active key cards

377 RV Dump Station keys issued

Unfinished Business:

Update on RV Dump Station Project: Per Jackie the CORE Contract has been signed, paid, and sent in. CORE attended a pre-construction meeting on February 7 and is planning to start their work in 4-5 weeks. There needs to be less snow on the ground to be able to get fiber optic cable markings, etc. put in place. There is an issue with the concrete slabs not being to specification but Pete Ambrose will correct the problem when the weather allows.

Community Wildfire Protection Plan / Wildfire Mitigation: Brian reported that during today's IMPOA meeting, the committee that's been established to handle this issue will work on a

final plan based off the draft that Kim Novich put together. When the final plan is complete, it will be circulated for feedback from Board members.

Cows in Indian Mountain: It was reported that the Park County Board of Commissioners don't seem to be interested in the impact cows are having in the Indian Mountain subdivision. Brian requested a one-on-one meeting with the Board of Commissioners to clarify Indian Mountain concerns. At present, the only recourse property owners have is to contact the Branding Inspector who is supposed to contact the appropriate ranchers. There may be some civil actions that could be taken and discussions will be held in the near future with those interested. The requirement to moving forward is that IM needs to have legal fences in place (3 strands of barbed wire on fence posts 20' apart).

New Business: Nothing was on the Agenda, but one of the guests at the meeting, reported on an effort being discussed among some property owners desiring to explore internet options in order to improve availability in Indian Mountain. Brian mentioned that this was a topic that required more specific information and discussion with the IMMD and IMPOA boards and arrangements should be made to get a meeting scheduled.

Public Comment: None

Meeting Adjourned: Brian adjourned the meeting at 9:47 am

Next Meeting: March 9, 2024

Respectfully submitted:

s/Marcia Logan, Secretary

(The Agenda and the Maintenance Report for the meeting follow on the next pages)

Indian Mountain Metropolitan District
Agenda for Regular Board Meeting
February 10, 2024
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 (by phone)
Guests in Attendance: see sign in list.

Secretary's Report

Motion: The board approves the minutes of the January, 2024, Regular Board Meeting

Treasurer's Report

Motion: The board approves the Treasurer's Report for January, 2024, bank balances on 1/31/24 include:

General Fund=\$44,252.61
Special Conservation Fund= \$1,271.43
Reserves Fund=\$6,040.36
CSAFE=\$31,204.07
TOTAL IMMD=\$82,768.47

IMWSP Admin=\$70,169.51
IMWSP Water Acquisition=\$72.50
CORE=\$390.04
TOTAL IMWSP=70,632.05

Total IMMD + IMWSP=\$153,400.52

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
- Cows in Indian Mountain

New Business

Public Comment
Meeting Adjourned
Next meeting: March 9, 2024

Maintenance Report – Pat Smith

Last Month's Activities

- General:**
- Jan 21st - Burn Pit Burned
 - o Started at 7:00am - Shifts until dark 5:30pm
 - o 15 Volunteers – THANK YOU!
 - 7 - 1st shift (burning)
 - Gary Fletcher
 - Tim Higgins
 - Jeff Mason
 - Piotr Holysz
 - Will and Shannon Graff
 - Jackie Middelhoek
 - 9 - 2nd shift (ember management – most important)
 - Barb Holden
 - Craig Colborg
 - Gary Horn
 - Nick Rinaldi
 - Ken Polka and Renee Anderson
 - Shawn Sheppard
 - Shaun Smith (From the Elkhorn)
 - Jackie Middelhoek (stayed until dark with me)
 - Maintenance Manual (Digital version is complete) awaiting review to print for hard copy.
 - Snow removal from facilities continues when needed.

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.
 - With the help of the Safety Committee (Jeff Mason and Bill Morris) We selected a WI- FI solution for the new RV Dump telemetry and