

Indian Mountain Metropolitan District
April 13, 2024 9:00
Indian Mountain Community Center
Board Meeting Minutes

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

Staff Contractors: Jackie Middelhoek, Patrick Smith

Guests: Barbara Holden, Jeanie & Roy Wells, Jeremiah Davidson, Becca Wilhelm

(The names of all the guests attending may not appear in this listing)

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 a motion to approve the agenda as presented. Motion passed.

Secretary: MOTION: Marcia Logan moved Brian Kocher seconded the motion that the Board Minutes of February 2024 be approved as presented. Motion passed.

Treasurer: Jeff Mason reviewed the financial status of the accounts as of March 31, 2024. The account balances are as follows:

General Fund	\$117,774.98
Special Conservation Fund	\$ 1,607.33
Reserves Fund	\$ 6,042.62
CSAFE	\$ 31,483.16
PETTY CASH	\$ 98.00
TOTAL IMMD	\$157,006.09
IMWSP Admin	\$ 76,787.28
IMWSP Water Acquisition	\$ 72.50
CORE	\$ 393.64
TOTAL IMWSP	\$ 77,253.42
TOTAL IMMD + IMWSP	\$234,259.51

MOTION: Jeff Mason moved and Brian Kocher seconded a motion to approve the Treasurer's Report as of March 31, 2024. Motion passed.

District Manager:

- Jackie Middelhoek reported that the Audit Exemption has been finalized.
- HASP still needs to respond regarding their decision on the augmentation plan for the old RV Dump well, which is now exempt. A reminder was recently sent to Mr. Matteson.
- Jackie gave a brief summary of the IMPOA processing gaps that are causing a large number of inquiries at the IMMD office, taking too much time away from IMMD tasks. She suggested a possible solution that could be discussed with IMPOA would be the feasibility of Jackie and Pat handling some of the more pressing administrative functions separate from IMMD hours. Brian Kocher (also an IMPOA Board member) reported that the subject would be discussed at the April 13, 2024 IMPOA Board meeting. This discussion correlates to a revised IMMD / IMPOA Responsibility matrix that Pat Smith reviewed for general discussion and suggestions.

WSP Administrator: Jackie summarized the status of the program's Delinquent list and also reviewed the Accounts Receivable Aging Summary as of April 10, 2024. The Aging Report has ten offenders and discussion about the appropriate next steps to resolve the issues was discussed.

Jackie reviewed the Jason McDonough situation involving his significant past due dollar amounts for fees and fines that haven't been paid. After submitting corroborating documents for review and receiving advice from IMMD's attorney, the IMMD Board made the decision to dismiss Jason McDonough from the IMWSP program effective immediately. A certified letter from the Board confirming the dismissal will be sent to him. **MOTION: Carol Darland moved and Marcia Logan seconded a motion to formally dismiss Jason McDonough from the IMWSP program immediately. Motion passed**

Pat reported new information regarding the free-range cow situation. The cows that are currently in Indian Mountain are still technically Bar Star cattle even though another buyer bought them. For the sale to be complete and valid, the cows need to be round up and inspected by the brand inspector, which hasn't happened yet. The cattle probably will be rounded up by the end of April. The Forest Service's legal action against Bar Star for having cattle in a National Forest is continuing.

IMMD / IMPOA Communication: Brian Kocher reported that he would discuss the issue of the responsibility matrix presentation and the other issues that have been raised previously in this meeting at the IMPOA Board meeting which will be held after the IMMD Board meeting.

Maintenance: Pat Smith reviewed the status for March (Board meeting cancelled due to weather events) and the April destruction of the marquee sign with a wind event in early April. The marquee sign will be repaired. Overall, everything is going well. The following general items are included in Pat's report that is attached to these minutes:

- Community Center: Worked with the church to mount tie downs for their banners; the key box was reorganized; new door blinds were installed to mitigate the glare; met with contractor to arrange an estimate for resurfacing the parking lot
- Comfort Station: Hair dye stains on walls were eliminated and the walls were repaired; graffiti carved into the wood was repaired; new fire/carbon monoxide alarm was installed that has cell phone monitoring capability.
- Lodge: General maintenance activities
- Pavilion: General trash clean up
- IM Park: Restocking Maps; new playground nets were installed; general safety inspection
- Breton Park: Reduced usage but still monitored during winter
- IM Ranch: Winter damage to fences was repaired
- RV Storage Lot: Regular inspections
- Digital Locks: Continuing to update software and database for cards

Unfinished Business:

Update on RV Dump Station: CORE and the Electrician have finished their work; state approval for the electric work has been obtained; CORE to install the meter. Valley PreCast will then connect everything (including the telemetry). Preston Springer will fix the intakes to match specifications. After all other items are completed, grass seed will be planted.

Community Wildfire Protection Plan: No Update

Wildfire Mitigation: A work session was held on April 12, 2024 to review, discuss, and lay out a plan going forward. The wording for the advertisement for the first phase of the mitigation effort was developed; a Bid package will be prepared; the advertisement will be published in The Flume April 26, 2024; the Bid packages will

be provided to the interested contractors. A Bidders' Meeting will take place on May 10th at 1:00 pm. Bids will be due on May 31st. The bids received will be reviewed tentatively June 7, 2024 with a bid selected on June 8, 2024 at the Board meeting. **MOTION: Carol Darland moved and Jeff Mason seconded the motion to have Jackie Middelhoek submit the advertisement to The Flume by April 19, 2024. Motion passed.**

New Business:

Approve and ratify the 2023 Audit Exemption: MOTION: Carol Darland moved and Brian Kocher seconded a motion to approve and ratify the 2023 Audit Exemption. Motion passed.

Approve updates to WSP Operations Manual and WSP Transfer Form:

MOTION: Carol Darland moved and Brian Kocher seconded a motion to approve the updates to the WSP Operations Manual. Motion passed.

MOTION: Carol Darland moved and Brian Kocher seconded a motion to approve the changes to the WSP Transfer Form. Motion passed.

Start negotiations with HASP for WSP applications starting February 2025 and before Budget Season starts in August 2024: Dan Qualman will initiate these necessary negotiations with HASP as early as feasible.

Possibility of putting down recycled asphalt in the Community Center Parking lot to prevent mud being tracked into Community Center: Pat Smith has reviewed the idea of resurfacing the parking lot with either recycled asphalt (if available) or new road base. Estimates may be in the \$6,000-\$8,000 range depending on the availability of material. Carol recommended getting two separate bids – one for the CC parking lot and the second for the RV Dump Station once all the finish work is completed.

RV Dump Field Trip: After the meeting Board members walked over to review the new RV Dump Station to get a better picture of how the RVs will access the new facilities.

Public Comment: Barbara Holden presented an idea for a new event for Indian Mountain – a “live edge” milling event in mid August. The Board had no objection as the event would be held on public property and no “approval” by IMMD would be necessary. IMPOA would be the sponsor of the event.

Meeting Adjourned: MOTION: Carol Darland moved and Brian Kocher seconded a motion to adjourn the meeting at 10:34. Motion passed.

Next Meeting: May 11, 2024

Respectfully submitted:
s/Marcia Logan, Secretary

(A copy of the Agenda for this meeting follows this page and the Maintenance Report is also attached.)

Indian Mountain Metropolitan District
Agenda for Regular Board Meeting
April 13, 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, Brian Kocher, Marcia Logan, Jeff Mason, Dan Qualman
Contractor Attendance: Jackie Middelhoeck, Patrick Smith
Guests in Attendance: see sign in list.

Secretary's Report

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

Treasurer's Report

Motion: The board approves the Treasurer's Report for March, 2024, bank balances on 3/31/24 include:

General Fund=\$117,774.98
Special Conservation Fund= \$1,607.33
Reserves Fund=\$6,042.62
CSAFE=\$31,483.16
PETTY CASH=\$98.00
TOTAL IMMD=\$157,006.09

IMWSP Admin=\$76,787.28
IMWSP Water Acquisition=\$72.50
CORE=\$393.64
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Total IMMD + IMWSP=\$234,259.51

District Manager Report

WSP Administrator Report

- Dismissal Jason McDonough

IMMD/IMPOA Communication Report

Maintenance Report

Unfinished Business

- Update on RV Dump station project
- Community Wildfire Protection Plan
- Wildfire Mitigation

New Business

- Approve updates to WSP Operations Manual and WSP Transfer Form
- Start negotiations with HASP for applications starting February 2025 and before Budget Season Starts in August 2024.
- Possibility of putting down recycled asphalt in Community Center Parking lot to prevent mud being tracked into Community Center.
- Field trip to new RV Dump Site to decide on location and type of signage, overflow parking and whether to get rid of 3rd driveway.

Public Comment

Meeting Adjourned

Next meeting: May 11, 2024

IMMD Board Meeting April 13, 2024

Maintenance Report – Pat Smith

Last Month's Activities Also covers March's report – March meeting was cancelled)

- General:**
- Overall – everything is going well.
 - Snow removal from facilities continues when needed.
 - Once revenue came in, ordered much needed supplies. We now have backup shower cartridges, water filter "O" rings, etc. at a good price.
 - Re-strung and remounted broken blind.
 - Maintenance Manual is complete – Hard copy binder kept in office. Digital copy is on the IMMD OneDrive.
 - Checked all facilities repeatedly during extended power outage. CS and Lodge out 24 hours – CC out 8 hrs.
- Community Center:**
- Worked with the church and mounted tie downs on both sides of the marquee for their banners.
 - Key box organized and we now have full set of duplicate keys.
 - Mounted new door blinds to cut down glare for meetings.
 - Met with contractor to get estimate for resurfacing parking lot.
 - Cleaned up wind demolished marquee. 8ft long fluorescent bulbs inside shattered into a billion pieces all over parking lot.
 - Everything else is going well.
- Comfort Station:**
- Accident where dark hair dye got on the white walls. The person provided Kilz for us. It took 6 coats of Kilz then textured and repainted.
 - Graffiti carved into wood in men's stall. Sanded and re-stained.
 - New Fire Alarm/CO Alarm installed – has wi-fi to cell phone monitoring. This was how I first became aware of that side of the neighborhood being out of power – the app notified me that the unit was offline.
 - Everything else is going well.
- Lodge:**
- Checking out after each rental. Light cleaning and restocking supplies each time.
 - Mounted new emergency contact info sign holder by key box.
 - New vacuum cleaner.
 - New bathroom blinds installed.
 - New wall cabinet to replace unit with broken door. Remove old cabinet that had been glued to the wall. Re-textured and re-painted before mounting the new cabinet.
 - Everything else 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.
 - New tetherball, basketball, and basketball net for playground.
 - Regular playground safety inspections.
- RV Dump:**
- Continue working with contractor for New RV Dump.
- Breton Park:**
- Not much use this time of year but still some use – monitored weekly.
 - Water is starting to open up.
- IM Ranch:**
- Fixed fences that cows broke during winter.
 - Weekly checks continue.
- RV Storage Lot:** Inspection 4/12/24
- 52 RVs are currently in the lot - 69 RVs are registered.
There is room for at least an estimated 100 RV's if everyone parks properly so 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
All is well – No Issues