

**Indian Mountain Metropolitan District  
Board Meeting 9:00 am  
Community Center  
June 8, 2024**

**Board:** Carol Darland (excused), Brian Kocher (excused), Marcia Logan, Jeff Mason, Dan Qualman (phone)  
**Contractor:** Jackie Middelhoek, Pat Smith (phone)  
**Guests:** Roy and Jeanne Wells, John and Julie Barlock, Dan and Susan Lautenback, Becky Sturgeon

**Call To Order – Welcome to all:** Jeff Mason called the meeting to order at 9:05 am.

**Additions to and Approval of Agenda:** **MOTION:** Jeff Mason moved and Marcia Logan seconded the motion that the IMWSP Operations Manual discussion be postponed to a later date. **Motion passed.**

**Secretary:** **MOTION:** Marcia Logan moved and Jeff Mason seconded a motion to approve the Minutes of the May 11, 2024 regular Board meeting. **Motion passed.**

**Treasurer:** Jeff reviewed the account balances as reported on the meeting agenda and confirmed that they were accurate through May 31, 2024. **MOTION:** Jeff Mason moved and Dan Qualman seconded a motion to accept the account balances as presented. **Motion passed.**

General Fund	\$189,469.12
Special Conservation Fund	\$ 1,607.33
Reserves Fund	\$ 6,042.62
CSAFE	\$ 31,766.64
Petty Cash	\$ 98.00
TOTAL IMMD	\$228,983.71
IMWSP Admin	\$ 75,247.28
IMWSP Water Acquisition	\$ 72.50
CORE	\$ 397.30
TOTAL IMWSP	\$ 75,717.08
TOTAL IMMD+IMWSP	<u>\$304,700.79</u>

**District Manager:**

- Jackie reported that the June Conservation Trust Fund distribution of \$305 was received.
- Mountain View Waste has increased their monthly charge for trash pickup from \$138.69 to 156.72 per month.
- This is the second weekend that the Burn Pit has been open this season and already 5 piles have been established. Things are going well and the volunteers are very much appreciated.
- Additional keys have been purchased and received for the RV Dump (40 keys) and the Comfort Station (100). The RV Dump Keys are \$30 each and the Comfort Station Keys are \$5.

**WSP Administration:** Jackie reported that she had contacted IMMD's water attorney to discuss initiating the Letter of Intent regarding the potential need to purchase more water for Jan 1, 2026. The draft letter is with HASP for their comments. There are currently 89 people on the waiting list to join IMWSP.

**IMMD/IMPOA Communication Report:** No report as Brian Kocher was excused.

**Maintenance Report:** Jackie reported for Pat on the Maintenance activities.

*A detailed report of the past month's activities is attached to these minutes.*

In general, everything is going well and ready for the summer. Normal activities and facilities are being monitored and attention / repairs are attended to in a timely manner. Much work and time has been required to complete the last phases of the new RV Dump station which opened Memorial Day weekend as well as prepping for the fire mitigation project start at IM Park.

**UNFINISHED BUSINESS:**

**Update on RV Dump Station project:** The new RV Dump station opened Memorial Day weekend with new signage and camera system; a big thank you to volunteers that helped setting posts and lending a cement mixer. Some cement grinding at the ports was necessary to provide room for the locks to work; continued coordination with the contractor for first-week inspection and pending final steps for telemetry installation. Seeding new grass at the old and also the new dump stations is pending for good weather.

**Community Wildfire Protection Plan and Wildfire Mitigation next steps:** Dan Qualman reviewed the status of the bid opening from June 7, 2024. Extended discussion was had to ensure there was agreement regarding the details of the bids. **MOTION: Dan Qualman moved and Jeff Mason seconded a motion to accept the Pine Brothers Tree Service bid subject to agreement on the contract terms. Motion passed.**

**Public Comment:** A communication plan needs to be developed to let the community know what will be happening in Indian Mountain Park.

Meeting adjourned at 10:42 am

Next meeting – July 13, 2024

Respectfully submitted,  
s/Marcia Logan  
Secretary

IMMD Board Meeting June 8, 2024

**Maintenance Report – Pat Smith      The Last Month’s Activities**

- General:
- Overall – everything is going well.
  - Snow removal at facilities when needed in May.
  - Rounds to inspect and maintain facilities twice a week.
  - Monthly water testing at all facilities.
- Community Center:
- All parts are in for Marquee repair. (Repair pending)
  - Swallows have returned – not building nests yet – monitoring.
- Comfort Station:
- Fixed women’s shower with no hot water.
- Lodge:
- Checking out after each rental. Light cleaning and restocking supplies each time.
  - Disconnected, cleaned, and stored septic heaters.
- Pavilion:
- Trash from is picked up and area is kept clean.
  - Disbursed picnic tables from under pavilion
- IM Park:
- Wildfire mitigation - continued work to assist in coordinating process.
  - Restock Nature Trail Maps and Disc Golf maps regularly.
  - Regular playground safety inspections.
  - New playground equipment – balls / basketball net / painted horseshoes.
  - Moved snowboard bench from Lodge to Disc Golf 11<sup>th</sup> Tee.
- RV Dump:
- Primary Project – MASSIVE amount of work to get this finished. Opened for Memorial Day Weekend with signage and camera system. Thank you volunteers for work setting posts and lending us cement mixer!
  - Cement grinding at ports to give room for locks to work.
  - Continued coordination with contractor for first week inspection and pending telemetry.
  - Purchased grass seed for old and new RV Dumps. Pending seeding.
- Breton Park:
- Use is increasing.
  - Asked IMPOA if there is anyone during their chipping program that does not want their chips broadcast, have them ask the chippers to pile chips and I can go get them for Breton Park Trails.
- IM Ranch:
- Weekly checks continue.
  - Burn Pit prep – install signs, repurpose CC table umbrella to Burn Pit
  - Burn Pit opened May 31<sup>st</sup>.
  - Posted golf flags, groomed greens, and installed archery targets.
- RV Storage Lot:
- (Pending inspection for June)  
Last Inspection 5/3/24  
50 RVs in the lot - 69 RVs are registered.  
5 delinquent permits – emailed to get current.
- Digital Locks:
- Continuing to update the software and database for cards.  
(New Users – Bad Cards Etc....) and RV Dump keys