

**Indian Mountain Metropolitan District
Board Meeting
July 13, 2024 9:00 am
Community Center**

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

Contractor: Jackie Middelhoek, Patrick Smith

Guests: Roy and Jeanne Wells, Chris and Bill Morris, Becky Sturgeon

Call to Order: President Carol Darland called the meeting to order at 9:01 am

Additions to and Approval of Agenda: The WSP Operations Manual discussion was postponed until the August 2024 Board meeting. **MOTION: Carol Darland moved and Brian Kocher seconded a motion to pass the Agenda reflecting the WSP modification. Motion passed.**

Secretary: MOTION: Marcia Logan moved and Jeff Mason seconded a motion to approve both the June 7, 2024 Mitigation Bid Meeting and the June 8, 2024 regular Board meeting as submitted. Motion passed.

Treasurer: Jeff Mason reviewed the account balances as of June 30, 2024. **MOTION: Jeff Mason moved and Dan Qualman seconded a motion to approve the Treasurer's report as reported. Motion passed.**

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|---------------------------|-----------------------------|
| General Fund | \$193,166.25 |
| Special Conservation Fund | \$ 1,913.16 |
| Reserves Fund | \$ 6,044.88 |
| CSAFE | \$ 31,906.39 |
| PETTY CASH | \$ 98.00 |
| TOTAL IMMD | <u>\$233,128.68</u> |
| | |
| IMWSP Admin | \$ 74,232.78 |
| IMWSP Water Acquisition | \$ 77.50 |
| CORE | \$ 399.10 |
| TOTAL IMWSP | <u>\$ 74,709.38</u> |
| | |
| TOTAL IMMD+IMWSP | <u><u>\$ 307,838.06</u></u> |

District Manager: Jackie Middelhoek provided a general overview of activities for the last month.

- the picnic was a success; a bear scavenged through some of the trash, which Jackie and Pat cleaned up;
- waiting on outstanding HASP response regarding a detail on the old RV Dump;
- Jackie reviewed pending projects. There is a remaining balance of approximately \$9,300 in Maintenance Services
- Jackie and Pat reviewed the pending project list and the top two projects that will be undertaken yet this summer are 1) fencing around the RV Dump Station leach field and tanks to protect them from intrusion from the cows. Estimated cost is approximately \$7,000.

MOTION: Jeff Mason moved and Brian Kocher seconded a motion to provide funds up to \$7,000 to install a legal fence to protect the leach field and tanks. Motion passed.

- 2) Jackie will move forward to get a Scope of Work for the future fire mitigation of the remaining acreage at Indian Mountain Park and has a call in to David Poletti at the Woodland Park Colorado State Forest Service office;
- first 2025 Budget Prep meeting is scheduled for August 10, 2024, 1:00 pm, Community Center;
- reservations have been steady at the Lodge, the Community Center has also held a few private events;
- donation of a new mattress and box spring for the Lodge has been accepted; an old Indian Mountain map was donated by Ross McClure to display in the Community Center;
- Jackie will file paperwork to claim the Safety Grant for 2024 in the amount of \$673.26;
- burn pit is going well; about 50% of capacity has been used so far.

WSP Administrator Report:

- Jackie reviewed the Delinquent report; another participant will be facing dismissal from the program if their outstanding balance isn't cleared by the September Board meeting.
- Bar Star is selling their property for \$8M.
- Jackie recommended moving \$60,000 from IMWSP Admin to CORE to take advantage of a better interest rate.
- There is still a critical need for a water meter certifier in case anything happens to our current one.

IMMD/IMPOA Communications: New Indian Mountain merchandise is now available for sale (zippered hoodies, hoodies, vests, t-shirts, baseball caps, glasses). Samples are on display in the Community Center entrance hall.

Maintenance Report: Pat Smith reviewed the maintenance activities over the past month.

- In general, while many things need routine attention, everything is going well;
- monthly water testing continues;
- repair parts for the marquee have been received and the repair is pending awaiting more favorable conditions (little or no wind);
- the swallows have returned and their nest building has been thwarted so they'll hopefully move on;
- continued working to assist in the coordinating process on the completion of the wildfire mitigation project;
- continued coordination with the contractor for the new RV Dump station to complete the final items (pending telemetry and first week inspection). The project needs to be finalized so that the final inspections can take place and the Notice of Settlement needs to be published in The Flume twice before the final check payment can be issued.

(A detailed summary of maintenance report is attached at the end of the minutes.)

Unfinished Business:

Update on RV Dump station project: Covered in the Maintenance Report.

Community Wildfire Protection Plan: No update

Wildfire Mitigation: Work has been completed at Indian Mountain Park and the Notice of Settlement has been sent to The Flume for publication on July 19 and July 26. If no claims are made, the final check to Pine Brothers can be released August 6th.

The new logging road will be used only for Emergency and Authorized Vehicles. Property owners will be able to use the road as a HIKING TRAIL.

New Business

Update IMMD Procurement Policy: MOTION: Carol Darland moved and Brian Kocher seconded a motion to adopt the revisions to the Procurement Policy that was distributed prior to the Board meeting. Motion passed.

Accepting Credit Cards by way of Quick Books: Jackie recommended using the functionality available in Quick Books to utilize a “pay as you go” plan for credit cards rather than enrolling in a monthly fee plan. She will move forward to get the details in place.

Public Comment: None

Meeting Adjourned: MOTION: Carol Darland moved and Brian Kocher seconded a motion to adjourn at 10:18 am. Motion passed.

Next meeting: August 10, 2024

Respectfully submitted:

s/Marcia Logan, Secretary

(An Agenda for this meeting follows on the next page)

Indian Mountain Metropolitan District
Agenda for Regular Board Meeting
July 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 Middelhoek, Patrick Smith
Guests in Attendance: see sign in list.

Secretary's Report

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

Treasurer's Report

Motion: The board approves the Treasurer's Report for June, 2024, bank balances on 6/30/24 include:

General Fund=\$193,166.25
Special Conservation Fund= \$1,913.16
Reserves Fund=\$6,044.88
CSAFE=\$31,906.39
PETTY CASH=\$98.00
TOTAL IMMD=\$233,128.68

IMWSP Admin=\$74,232.78
IMWSP Water Acquisition=\$77.50
CORE=\$399.10
TOTAL IMWSP=\$74,709.38

Total IMMD + IMWSP=\$307,838.06

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

New Business

- Approval change IMWSP Operations Manual
- Update IMMD Procurement Policy
- Accepting credit cards by way of Quickbooks

Public Comment
Meeting Adjourned
Next meeting: August 10, 2024

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 11th 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 31st.
 - 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