

**Indian Mountain Metropolitan District  
Board Meeting  
August 10, 2024  
Community Center 9:00 am**

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

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

**Guests:** Jeanne and Roy Wells, Julie and John Barlock, Barbara Holden, Becky Sturgeon, Dan and Susan Lautenbach

**Call to Order:** President Carol Darland called the meeting to order at 9:00 am

**Additions to / Approval of Agenda: MOTION: Carol Darland moved and Dan Qualman seconded a motion to approve the Agenda as presented. Motion passed.**

**Secretary: MOTION: Marcia Logan moved and Jeff Mason seconded a motion to approve the Minutes of the July 2024 Board Meeting as presented. Motion passed**

**Treasurer:** Jeff Mason reviewed the balances as presented on the Agenda (also below) through July 31, 2024. **MOTION: Jeff Mason moved and Dan Qualman seconded a motion to approve the Treasurer report of Account Balances through July 31, 2024 as presented. Motion passed.**

General Fund	\$142,372.23
Special Conservation Fund	\$ 1,913.16
Reserves Fund	\$ 6,044.88
CSAFE	\$ 32,051.12
PETTY CASH	\$ 103.00
TOTAL IMMD	<b>\$182,484.39</b>
IMWSP Admin	\$ 13,965.28
IMWSP Water Acquisition	\$ 77.50
CORE	\$ 60,454.30
TOTAL IMWSP	\$ 74,497.08
TOTAL IMMD+IMWSP	<b>\$ 256,981.47</b>

**District Manager:** Jackie Middelhoek reviewed activities and issues handled for the last month, which included:

- Rich Reindel added the new Procurement Policy on the IMMD website (Governance)
- Pursued adding the ability to allow Credit Card usage utilizing SIPA's merchant credit card services. Carol Darland signed an EGE (eligible government entity) agreement which is required, and it has been forwarded to SIPA for their signature and final processing. Awaiting confirmation from SIPA.
- Preliminary valuation is scheduled to be received from the Assessor on August 25, 2024
- Burn Pit going ok – need more volunteers
- Community Garage Sale scheduled for August 24; 9 people have signed up so far

- The pickup of the dumpster used for Dumpster Days was delayed for several days and resulted in trash being scattered all over. Jackie and Pat Smith cleaned up the mess.
- Jeanne Wells resigned from IMPOA effective July 31, 2024 and Jeremiah Davidson is leaving August 30, 2024.
- Jeanne Wells will be helping in the office. Her contract details will be handled by Jackie's and Pat's business. Jeanne will be starting as soon as her contract is finalized.
- Septic pumping for the Community Center, Comfort Station and Lodge is scheduled for October 17, 2024.
- The fire mitigation activities done in Indian Mountain Park qualify for a Safety Grant reimbursement. Jackie will submit the necessary paperwork.
- Attempts to get an estimate for re-surfacing the concrete floor in the Community Center have not been successful so far.
- Workman's Comp insurance premium for Board coverage will be \$445/yr for 2025.
- Jackie suggested considering a wine tasting event for the community later this year. The idea was well received and Jackie will check all the requirements for insurance, etc to ensure compliance.

**WSP Administrator:** Jackie reported that she is still working with the people still needing meters installed and certified.

- Still need additional certifiers.
- Nine participants did not report gallon usage for July.
- Another issue needs to be resolved concerning non-payment of fines. Dan Qualman will contact the participant involved to try to resolve the situation.
- The old RV Dump station lease will terminate in October 2024.
- Information about reserving slots in Augmentation Plan 12CW0050 has not yet been forwarded from the HASP attorneys.

**IMMD/IMPOA Communication Report:** No report.

**Maintenance:** Pat reported that, in general, things are going well at all the facilities.

- A final power wash persuaded the swallows to quit building nests on the walls of the Community Center.
- Assisted with the set up/take down of materials for Dumpster Day, Litter Patrol, BBQ Days, etc.
- Pat also investigated two incidents of vandalism committed on the doors to the Community Center. Video was downloaded and a written report provided the Sheriff.
- Many of the situations requiring attention are the result of individuals disregarding/disrespecting and inflicting damage to the property of the community.
- The Burn Pit has 33 stacks and 381 loads have been handled so far. The Burn Pit will close at the end of August as long as volunteers continue to participate.

*(Please review the detailed Maintenance Report attached after the minutes.)*

**Unfinished Business:**

**Update on RV Dump station project:** The last details are almost completed and awaiting final word from Pete Ambrose. There is some new settling of the ground by the tanks that needs to be checked.

**Community Wildfire Protection Plan:** Jackie retrieved the IM Community Wildfire Protection plan from IMPOA in order to complete the necessary updating work, which had been stalled. Copies were distributed to Carol Darland (IMMD), Kathryn Abrahamson (IMPOA) and Trent Smith (JCFPD) for signatures, which have been received. Next step is sending to Andy Schlosberg at CSFS (Colorado State Forest Service) and then to the Park County Commissioners.

**Wildfire Mitigation:** IMMD needs to have a Scope of Work and/or a Forest Management Plan created for the remaining work on Indian Mountain. Quite a few hurdles and challenges need to be overcome before the end product(s) can be completed. Jackie is proceeding with eliminating the obstacles and will keep the Board informed. Jackie specifically talked with Lawton Grinder who was a forester suggested by Dan Qualman, about a Forest Management plan and he said he would charge about \$9,000 for a 10-year Forest Management Plan for the park. Scopes of work are usually derived from multiple year Forest Management Plans, which would outline the vegetation present, and the highest priority areas. **MOTION: Carol Darland moved and Jeff Mason seconded a motion to contract with Lawton Grinder to complete a 10-year Forest Management Plan not to exceed a cost of \$9,000. Motion passed.**

**Accepting credit cards via SIPA:** Topic covered under District Manager section earlier in the Minutes.

**New Business: None**

**Public Comment:**

1. Barbara Holden provided more information on and wanted to clarify some specific details in preparation of her "Live Edge Milling" session.
2. Julie Barlock – Needed a couple of items clarified.

**Adjournment: MOTION: Carol Darland moved and Dan Qualman seconded a motion to adjour the board meeting at 10:34. Motion passed.**

**Next Meeting:** September 14, 2024

Respectfully submitted  
s/Marcia Logan, Secretary

*(A copy of the Agenda for this meeting follows this page)*

Indian Mountain Metropolitan District  
Agenda for Regular Board Meeting  
August 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, 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 July, 2024, Regular Board Meeting

Treasurer's Report

**Motion:** The board approves the Treasurer's Report for July, 2024, bank balances on 7/31/24 include:

General Fund=\$142,372.23  
Special Conservation Fund= \$1,913.16  
Reserves Fund=\$6,044.88  
CSAFE=\$32,051.12  
PETTY CASH=\$103.00  
TOTAL IMMD=\$182,484.39

IMWSP Admin=\$13,965.28  
IMWSP Water Acquisition=\$77.50  
CORE=\$60,454.30  
TOTAL IMWSP=\$74,497.08

Total IMMD + IMWSP=\$256,981.47

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
- Accepting credit cards by way of SIPA

**New Business**

- Approval change IMWSP Operations Manual Discussion

Public Comment  
Meeting Adjourned  
Next meeting: September 14, 2024

IMMD Board Meeting August 10, 2024

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

- General:
- Overall – everything is going well.
  - Rounds to inspect and maintain facilities twice a week.
  - Changed all the water filters at the facilities.
  - Monthly water testing at all facilities.
  - Weed, Rodent and Insect control at all facilities.
- Community Center:
- Final power wash of swallow nests this month. Yay!
  - Set up and break down of Dumpster, Litter Patrol, BBQ Days.
  - Dead tree removal and trees trimmed.
  - Assisted working office.
  - Investigated 2 incidents of vandalism on the doors. Same girl suspects on 7/23/24 and 8/6/24. Video downloaded, and report to Sheriff written.
- Comfort Station:
- Unclogged women's shower drain. Someone with very long hair keeps poking their hair down the drain completely clogging the 2" pipe for about 2 feet. This is the second time I unclogged it in a month. A small art brush was found in the blockage. Apparently, they were using it to force the hair down. I'll be making a sign that says, "Don't force long hair down the drain - -- it clogs the pipes." Sheesh.
  - Fixed women's stalls door latches. Now they actually latch.
  - Leaking shower head in Family Bathroom will be replaced when I have a chance to get to Home Depot and get a heavy-duty unit. The light plastic ones keep breaking.
- Lodge:
- Checking out after each rental with light cleaning and restocking supplies.
  - Called out to Lodge on upstairs power out. Was merely a GFI breaker.
  - Repeatedly called out for extended time lessee trash removal.
- Pavilion:
- Regular inspection and clean up.
- IM Park:
- Installed cable gate/block and "Emergency and Authorized Vehicles Only" signage for logging road entrance on Chief Tr.
  - Restock Nature Trail Maps and Disc Golf maps regularly.
  - Regular playground safety inspections. Maintain equipment.
- RV Dump:
- Southern port was not draining rainwater. Cut drain channels in both ports.
  - Consistently finding the locks not being put back on the ports after use.
- Breton Park:
- Regular inspection and clean up.
- IM Ranch:
- Burn Pit has 33 stacks – IM has 245 loads – Outside Neighborhoods have 136 loads for a total of 381 loads so far. Closing at the end of the month as long as we get volunteers.
  - Pulled a truck load of construction waste out of the pit and disposed of it.
- RV Storage Lot:
- Last Inspection 7/12/24  
29 RVs in the lot - 76 RVs are registered.  
2 delinquent permits – emailed to get current.
- Digital Locks:
- Continuing to update the software and database for cards & RV Dump keys.