

**Indian Mountain Metropolitan District
Board Meeting
September 14, 2024
Community Center 9:00**

Board: Carol Darland, Marcia Logan, Jeff Mason, Dan Qualman (phone)

Contractor Staff: Jackie Middelhoek, District Business Manager, Pat Smith, Maintenance

Guests: Tim Higgins, Renee Anderson, Debra Griffin, Shannon and Will Graff, Becca Wilhelm

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 Marcia Logan seconded a motion to approve the Agenda for the meeting as presented. Motion passed.

Secretary: MOTION: Marcia Logan moved and Jeff Mason seconded a motion to approve the meeting minutes from the August Board meeting as presented. Motion passed.

Treasurer: Jeff Mason reviewed the account bank balances for August 2024 as presented on the Agenda. **MOTION: Jeff Mason moved and Carol Darland seconded a motion to approve the Treasurer report as presented: Motion passed.**

General Fund=\$80,252.77
Special Conservation Fund= \$1,913.16
Reserves Fund=\$6,044.88
CSAFE=\$32,196.12
PETTY CASH=\$103.00
TOTAL IMMD=\$120,509.93

IMWSP Admin=\$13,583.60
IMWSP Water Acquisition=\$77.50
CORE=\$60,732.28
TOTAL IMWSP=\$74,393.38

Total IMMD + IMWSP=\$194,903.31

District Manager: Jackie Middelhoek reviewed a summary of activities during August as follows:

- Fire Department Holiday Party was scheduled for Dec 14, 2024 from 4:00 to 8:00.
- A Safety Grant application focused on the fire mitigation efforts was submitted. There is \$673.26 balance in the Safety grant account.
- On August 22, 2024, \$6,000 was transferred from the IMMD account to the IMMD Reserves account.
- Budgeted funds (\$1,500) were transferred from the IMMD Conservation fund to IMMD to reimburse for part of the Fire Mitigation Project.
- Still researching what election costs in 2025 will be.
- Park County Treasurer charges IMMD a 3% fee for collecting and distributing tax revenue.
- CPR class was held at the Community Center on September 7th. Additional items for the AED Response Kit were ordered to increase the resources available if needed for an emergency.

WSP: Jackie reviewed the Delinquent List for August reporting.

- There were nine (9) participants who failed to report their gallon usage for August.
- Awaiting information from HASP on their decision regarding the 100 reserve spaces for new WSP participant enrollment next year. Dan Qualman will contact John Matteson to see what the status is with HASP making a decision. This information is needed for preparing the 2025 IMMD Budget.

IMMD / IMPOA Communication: (position currently vacant)

Jackie reported:

- Burn Pit statistics were emailed to Will Graff on 9/4/2024 so that he can complete the submittal to the Firewise program
- Emailed Will Graff on 9/4/2024 to request the Firewise Certificate dated November 2023. The last one displayed in the Community Center is dated November 2022.
- The Craft Fair is scheduled for Oct 5th from 10:00 am to 3:00 pm.

Maintenance: Pat Smith reviewed activities for August. In general, things are going well.

- Installed Vision Impaired ADA signage at all the facilities.
- New marquee was installed.
- Assistance was given for the Garage Sale preparation, set up, and breakdown.
- Awaiting a copy of the Sheriff's report on the vandalism of the front doors of the Community Center.
- Someone peeled a 3' x 10" swath of paint off the wall next to the shower.
- A report of witnessing motorcycles running up and down the new logging road at Indian Mountain Park was investigated. The road is blocked and posted with signage "Emergency and Authorized Vehicles Only".
- Pat explained there were dead trees on the disc golf course that should be dealt with. He proposed creating a team of trusted and experienced property owners that would be charged with clearing the dead trees. He would lead the team, create the work plan, handle liability issues, and be responsible for the overall success of the project. The IMMD board would be kept informed on the details. The Board was supportive of this plan and to move forward.

A copy of the complete Maintenance Report is attached to the end of these Minutes

UNFINISHED BUSINESS:

RV Dump Station Update:

- Pete Ambrose has received his final check and the RV Dump Station project is complete.
- Additional dirt will be added to the couple of spots that have sunk a bit.
- Sean (Fencing contractor) will be back soon and will get the fence constructed around the leach field and boxes.

Fire Mitigation:

- The Indian Mountain Community Wildfire Protection Plan is not yet on the CSFS website. According to Janae Malpas, Wildfire Resilience Coordinator, the plan was under review.
- Lawton Grinter will walk IM Park on September 19th and 20th and then complete the 10-year Indian Mountain Park Forest Management Plan in December. He will bring a signed contract and W-9 to the office on September 19.

SIPA Credit Card Payment Processing:

The EGE (Eligible Government Entity) Agreement has been completed and signed by both Carol Darland and SIPA. Application for their payment processing services has been made but they have not yet responded.

Concrete Floor Resealing:

Jackie has continued to gather information about the concrete floor in the Community Center and is pursuing discussions with potential vendors. The project will be scheduled in the 2025 Budget.

Fire Cistern on Chief:

Fire Chief Trent Smith reported that the Indian Mountain cistern at the old RV Dump site is on the top of his list. Costs / expenses for the project should be included in the 2025 budget.

Wine Tasting:

Research is still on going to determine what would be required for this event.

NEW BUSINESS:

HB24B-1001: Jackie contacted Monica Jones, Park County Assessor, to find out what the potential impact HB24B-1001 would have on IMMD's 2025 Budget. She said that it wouldn't have any effect and that the number she just sent us was 99.9% correct. It would have affected the 2026 valuation.

Board Vacancy: Jackie posted a notice on Nextdoor about the vacancy on the IMMD Board with an application deadline of October 1. The plan is to officially fill the vacancy at the October Board meeting. One application has been received so far.

Volunteer Luncheon: Carol Darland will lead the effort to plan a joint IMMD/IMPOA luncheon for all the IM property owners that have volunteered their time and talents to give back to the Community. It is hoped the details can be completed in order to hold the luncheon in October.

Public Comment: None

Adjournment: MOTION: Carol Darland moved and Jeff Mason seconded a motion to adjourn the meeting at 10:44 am. Motion passed.

Next meeting: **OCTOBER 12, 2024**

Respectfully submitted,
s/Marcia Logan, Secretary

A copy of the Agenda for this meeting is attached to these minutes)

Indian Mountain Metropolitan District
Agenda for Regular Board Meeting
September 14, 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, Marcia Logan, Jeff Mason, Dan Qualman (by phone)
Contractor Attendance: Jackie Middelhoek, Patrick Smith
Guests in Attendance: see sign in list.

Secretary's Report

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

Treasurer's Report

Motion: The board approves the Treasurer's Report for August, 2024, bank balances on 8/31/24 include:

General Fund=\$80,252.77
Special Conservation Fund= \$1,913.16
Reserves Fund=\$6,044.88
CSAFE=\$32,196.12
PETTY CASH=\$103.00
TOTAL IMMD=\$120,509.93

IMWSP Admin=\$13,583.60
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CORE=\$60,732.28
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Total IMMD + IMWSP=\$194,903.31

District Manager Report
WSP Administrator Report
IMMD/IMPOA Communication Report
Maintenance Report

Unfinished Business

- Update on RV Dump station project
- Wildfire Mitigation
- Accepting credit cards by way of SIPA
- Concrete Floor Resealing
- Fire Cistern on Chief
- Wine Tasting

New Business

- HB24B-1001
- Board Vacancy
- Volunteer Luncheon

Public Comment

Meeting Adjourned

Next meeting: October 12, 2024

IMMD Board Meeting September 14th, 2024

Maintenance Report – Pat Smith The Last Month’s Activities

- General:
- Overall – everything is going well.
 - Installed Vision Impaired ADA signs at all facilities.
 - 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:
- New marquee installed
 - Carpets shampooed due to dog poo incident.
 - Garage Sale – prep – make signs – set up – cook – assist sellers & take down.
 - Wedding – set up & take down.
 - Awaiting copy of Sheriff’s report on Vandalism.
 - Assisted working office.
- Comfort Station:
- Leaking shower head in Family Bathroom replaced.
 - Investigated complaint of someone sleeping all night in CS. Downloaded digital lock and reviewed video. (Unfounded)
 - Family bathroom – someone peeled paint off wall next to shower 3ft x 10” swath. Luckily went down only to bottom layer of paint. Didn’t have to retexture. Repainted.
 - Vent in Men’s room showers stopped venting. Humidity and condensation started staining the ceiling. Cleaned ceiling with bleach and cleaned out all vents. Seems to be working ok now.
- Lodge:
- Checking out after each rental with light cleaning and restocking supplies.
 - Fixed Adirondack chair – but broke again – dangerous – thrown out
- Pavilion:
- Regular inspection and clean up.
- IM Park:
- Motorcycles witnessed and reported on logging road even though blocked and posted “Emergency and Authorized Vehicles Only”. Only 1 instance – posted trail camera and haven’t seen any violators on camera, or tracks in road since.
 - Spoke with concerned property owner next to the Logging Road. Assured him that it will remain off limits to any motorized vehicles that are not Emergency or Authorized Vehicles.
 - Restock Nature Trail Maps and Disc Golf maps regularly.
 - Regular playground safety inspections. Maintain equipment.
- RV Dump:
- Investigated ground settling around tanks. Pulled covers and no indication of pipe movement - second tank is filling - tanks appear to be working properly. Will back-fill settling areas.
- OLD RV Dump Lot:
- Finished the weekly late summer removal of invasive Russian Thistles before they could bloom and disperse.
- Breton Park:
- Regular inspection and clean up. Wood chip work on trails is pending.

- IM Ranch:
- Burn Pit has 45 1/2 piles
 - Loads: 535 Indian Mountain + 173 Outside Neighborhoods = 708
 - Volunteer hrs (monitors + burners) = 348 hrs
 - Jackie and Pat hours coordinating the burn pit = 96 hrs
 - TOTAL volunteer hours = 444
 - Reported hours to IMPOA for Firewise, and volunteer names and contact info for IMPOAs Volunteer Appreciation event.

 - Meeting for estimate with contractor for Burn pit road repair was postponed

 - Buffalo property owner repeatedly wouldn't follow rules of Burn Pit and bullied volunteers. Jackie and I coached him what the rules were numerous times. Confronted him after a particularly defiant and vulgar event – revoked Burn Pit Permit and gave him a Trespass Notice to stay away from all IMMD properties/facilities or face prosecution. Written report was made to Sheriff in case there are any further problems. Informed Fire Chief and The Buffalo HOA president that since his permit had been revoked there may be an increase of burning slash on his land – possibly illegally. The Fire Chief is reaching out to the Sheriff's Office to coordinate how best to handle any fire issues at the property. Any prosecution of fire offenses is done by the Sheriff's Office. A flyer with pictures of him and his rig will be put into the 2025 Burn Pit book for volunteers to reference.
- RV Storage Lot:
- Last Inspection 8/22/24
32 RVs in the lot - 76 RVs are registered.
1 delinquent permit – emailed to get current.
- Digital Locks:
- Continuing to update the software and database for cards & RV Dump keys.