

**Indian Mountain Metropolitan District
Board Meeting
October 12, 2024
Community Center 9:00**

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

Staff: Jackie Middelhoek, Patrick Smith

Guests: Glenn Haas, Roy Wells, Tim Higgins

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 Dan Qualman seconded a motion to approve the Agenda as presented. Motion passed.

Motion and Vote to appoint Glenn Haas to the Board of Directors of IMMD:

MOTION: Carol Darland moved and Marcia Logan seconded a motion to appoint Glenn Haas to the open position on the IMMD Board of Directors. Motion passed.

Swearing in of Glenn Haas as new Board Member of the Board of Directors of IMMD:

Jackie Middelhoek administered the Oath of Office to Glenn Haas. Glenn is officially a Board Member.

Board discussion, motion and vote on Board positions:

The following are the Board positions going forward: President=Carol Darland; 1st VP=Glenn Haas;

2nd VP=Dan Qualman; Secretary=Marcia Logan; Treasurer=Jeff Mason

MOTION: Carol Darland moved and Marcia Logan seconded a motion to accept the officer positions as discussed. Motion passed.

Secretary: MOTION: Marcia Logan moved and Dan Qualman seconded a motion to approve the minutes of the September 2024 IMMD Regular Board Meeting. Motion passed.

Treasurer: Jeff Mason briefly reviewed the following account balances through September 30, 2024.

General Fund=\$68,830.79
Special Conservation Fund= \$661.03
Reserves Fund=\$12,048.10
CSAFE=\$32,333.89
PETTY CASH=\$103.00
TOTAL IMMD=\$113,976.81

IMWSP Admin=\$13,151.51
IMWSP Water Acquisition=\$77.50
CORE=\$60,997.66
TOTAL IMWSP=\$74,226.67

Total IMMD + IMWSP=\$188,203.48

MOTION: Jeff Mason moved that the Treasurer's Report for September 2024 and the bank balances as of September 30, 2024 be approved as presented. Motion passed.

District Manager:

- Jackie Middelhoek reported that she spoke with Milena Kassel (Park County Clerk) and was told that IMMD had 422 eligible electors in Indian Mountain. In 2016, there were 1908 ballots delivered. Jackie will investigate the reason for the wide difference in the number of eligible electors.

- The Safety Grant Application was sent in and IMMD has already received the \$673.26 payment, which was applied to Non-Conservation Fund expenses as reimbursement.

WSP Administrator:

Jackie Middelhoek reviewed the Delinquent Reporting list. Five participants did not report gallon usage for September.

IMMD/IMPOA Communication:

- Carol Darland reported that the new deadline for newsletter articles is October 23, 2024.
- The Craft Fair was a great success.
- Kathryn Abrahamson will contact the property owner to determine the next steps in handling the fencing issue with the property on Quail.
- The IMPOA website calendar shows two more events for this year – photo contest and Tamale making session.
- An idea was suggested via Nextdoor that it would be nice for an Indian Mountain Community Thanksgiving Potluck to be organized for this year. IMPOA opted out; Carol Darland contacted Joy Ariel to see if she would organize the event. Joy agreed to spread the word to see if there would be enough volunteers. The tentative date for the potluck would be November 9 from 4:00 to 7:00 pm. Joy will let Carol know if she gets enough volunteers to make the event a success.

Maintenance: Miscellaneous projects to prepare for winter were completed. Pat Smith reported on the hazardous tree removal project on the disc golf course. Tim Higgins, Jackie Middelhoek, and Pat Smith put in a long day completing this project.

Volunteers were also valuable in helping to spread donated wood chips on the paths at Breton Park. Two of the volunteers were from the Elkhorn! Thank you to Joy Ariel for donating the wood chips.

(A complete report on the Maintenance work during September is attached to the end of the Minutes)

Unfinished Business:

Wildfire Mitigation: Jackie Middelhoek reported that Lawton Grinter (forester) evaluated the condition of Indian Mountain Park on September 19 and 20 and will complete the 10-Year Forest Management Plan for the Park in December.

Accepting Credit Cards via SIPA: Jackie Middelhoek reported that there are still a couple of outstanding issues that need answers from SIPA before the signed work order for the Pay Port solution can be returned. More discussion is needed.

Concrete Floor Resealing: Jackie reported that she hasn't received any further information from Bill Lince. She called another contractor from Denver and they quoted a price of \$33,000 to reseal and regrout the floor. More information will have to be gathered before proceeding. Jackie also mentioned that some type of short-term storage would have to be arranged before the floor project can be done. Also, arrangements will have to be made for a professional to disassemble the pool table, store it, and then reassemble it so that it's level, etc.

New Business:

Motion for Board to approve Jackie Middelhoek as designee to present the proposed Budget:

MOTION: Carol Darland moved and Dan Qualman seconded a motion to have Jackie Middelhoek present the 2025 Proposed Budgets in Jeff's place. Motion passed.

Jackie reviewed in detail the proposed 2025 IMMD and IMWSP Budgets and highlighted the impact the Project List would have on the budget.

Jackie will prepare the preliminary budget for publication and place the Notice in The Flume.

Proposals for Cleaning and Snow Removal for 2025: Jackie reported that she received a new proposal from Dave Novak for snow removal at the Community Center and the Comfort Station parking lots for \$85 per plow. Jackie would like to continue working with Dave. The Board accepted his new price (up from \$75/plow).

Samantha Bertin submitted a two-year proposal for cleaning the Lodge, the Community Center, and the Comfort Station but IMMD can only accept one-year bids. The costs for the Lodge, the Community Center, and the Comfort Station reflected significant increases per cleaning. More discussion will be needed before this contract can be awarded.

Outlot B - Offer to Buy: Carol reviewed the offer that was received. After discussion, the Board didn't have any reason to sell the lot so the Board will decline the offer.

Volunteer Luncheon and Trunk or Treat event:

Jackie reported that all the details for these two events have been handled. The Volunteer luncheon will be October 19th from 11:00 – 2:00 and the Trunk or Treat event will be October 26th from 2:00 – 4:00. Individual invitations were sent to all the names of volunteers that were submitted from the many projects completed throughout the year. In addition, information was posted on Nextdoor for anyone who had volunteered and didn't get an individual invitation.

Discuss approving mill levy and budget at November meeting / Scheduling of Budget Hearing: Due to scheduling conflicts in December, Carol suggested that a Budget Work Session be held November 8 at 1:00 pm, the regular Board meeting and Budget hearing will be held November 9th at which time approvals could be given. The December Board meeting would then be cancelled. The Board had no objection to the change.

Public Comment: None

Meeting Adjourned: MOTION: Carol Darland moved and Dan Qualman seconded a motion to adjourn the Board meeting at 10:37. Motion passed.

Next Meeting: November 9, 2024

Respectfully submitted:
s/Marcia Logan, Secretary

(A copy of the Agenda for this meeting is attached on the next page)

Indian Mountain Metropolitan District
Agenda for Regular Board Meeting
October 12, 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, Glenn Haas
Contractor Attendance: Jackie Middelhoek, Patrick Smith
Guests in Attendance: see sign in list.

Motion and vote to appoint Glenn Haas to the Board of Directors of IMMD
Swearing in of Glenn Haas as new Board Member of the Board of Directors of IMMD

Secretary's Report

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

Treasurer's Report

Motion: The board approves the Treasurer's Report for September 2024, bank balances on 9/30/24 include:

General Fund=\$68,830.79
Special Conservation Fund= \$661.03
Reserves Fund=\$12,048.10
CSAFE=\$32,333.89
PETTY CASH=\$103.00
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District Manager Report
WSP Administrator Report
IMMD/IMPOA Communication Report
Maintenance Report

Unfinished Business

- Wildfire Mitigation
- Accepting credit cards by way of SIPA
- Concrete Floor Resealing

New Business

- Motion for Board to approve Jackie Middelhoek as designee to present the budget
- Discussion, Vote and Motion on Board Positions
- Presentation of the Budget to the IMMD Board
- Proposals for cleaning and snow removal for 2025
- Outlot B - offer to buy
- Volunteer Luncheon - October 19th
- Trunk or Treat - October 26th
- Discuss approving mill levy and budget at November meeting.
- Scheduling of Budget Hearing

Public Comment

IMMD Board Meeting October 12th, 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.
 - Monthly water testing at all facilities.
 - Rodent and Insect control at all facilities.
 - Changed Digital Lock Batteries at all facilities.
 - Changed smoke alarm batteries at facilities.
 - Painted picnic tables at all facilities.
 - Stained needed items at all facilities.
 - All fire extinguishers from facilities re-certified.
- Community Center:
- Kitchen range hood and fire system recertified.
 - Obtained copy of Sheriff’s report on Vandalism. Figured out who is involved and will be sending a letter to the parents for restitution.
 - Secured the building after every event. (History of doors left unlocked and windows open.
- Comfort Station:
- Everything is going well.
- Lodge:
- Checking out after each rental with light cleaning and restocking supplies.
- Pavilion:
- Regular inspection and clean up.
- IM Park:
- Cut hazardous trees off Disc Golf Course. Long day with volunteers.
 - Met with Forester for 10yr mitigation plan and gave tour.
 - Restock Nature Trail Maps and Disc Golf maps regularly.
 - Regular playground safety inspections. Maintain equipment.
- RV Dump:
- Back filled cave-ins around tanks.
 - Pending fencing. Should start at the end of the month.
- Breton Park:
- Regular inspection and clean up.
 - Moved 3 trailer loads of wood chips to park.
 - Volunteer Day - Wood chip work on trails and around picnic tables completed.
- IM Ranch:
- Golf flags, and archery targets pulled from Pasture Golf Course and stored for the season.
 - Mended barbed wire fences from cattle destruction.
 - Met with contractor for Burn Pit Road improvement estimate.
- RV Storage Lot:
- Last Inspection 10/10/24
39 RVs in the lot - 81 RVs are registered.
5 delinquent permits – emailed to get current.
- Digital Locks:
- Continuing to update the software and database for cards & RV Dump keys.