

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

**Board:** Carol Darland, Marcia Logan, Jeff Mason, Dan Qualman, Glenn Haas – excused

**Contractors:** Jackie Middelhoek, Patrick Smith - excused

**Guests:** Julie and John Barlock

**Call to Order:** President Carol Darland called the meeting to order at 9:02 am

**Additions to / Approval of Agenda: MOTION: Carol Darland moved and Jeff Mason seconded a motion to accept the Agenda as presented. Motion passed.**

**Secretary: MOTION: Marcia Logan moved and Dan Qualman seconded a motion to approve the Minutes of the October 2024 Regular Board Meeting. Motion passed.**

**Treasurer:** Jeff Mason reviewed the bank account financial balances through October 31, 2024 as presented on the Agenda. **MOTION: Jeff Mason moved and Carol Darland seconded a motion to accept the balances through October 2024 as presented on the Agenda. Motion passed.**

General Fund	\$ 64,901.86
Special Conservation Fund	\$ 661.03
Reserves Fund	\$ 12,048.10
CSAFE	\$ 32,470.54
PETTY CASH	<u>\$ 103.00</u>
IMWSP Admin	\$ 12,599.51
TOTAL IMMD	<u>\$110,184.53</u>
IMWSP Water Acquisition	\$ 82,50
CORE	<u>\$ 61,261.96</u>
TOTAL IMWSP	<u>\$ 73,943.97</u>
TOTAL IMMD+IMWSP	<u>\$184,128.50</u>

**District Manager:** Jackie Middelhoek reminded the Board that signers to the bank accounts need to be updated. Brian Kocher will be removed and Glenn Haas and Jeff Mason will be added as authorized signers. Carol Darland is already an authorized signer. **MOTION: Carol Darland moved and Dan Qualman seconded a motion to remove Brian Kocher as an authorized signer on the bank accounts and add Glenn Haas and Jeff Mason as new authorized signers.**

The IMCWPP (Indian Mountain Community Wildfire Protection Plan) has finally been added to the Colorado Forest Service website.

Jackie provided an updated procedure for Newsletter submissions to Carol who will review it and confer with IMPOA for agreement.

**WSP Administrator Report:** Jackie reported that there were six participants that failed to report gallon usage for October. Two new owners still need to submit transfer papers.

**IMMD / IMPOA Communication Report:** Jackie reported that the Trunk or Treat event for Halloween was a success. Photos are being requested for a 2025 Indian Mountain Calendar and the website is open for voting.

Carol forwarded a list of outstanding items that need a response from IMPOA. She hasn't heard anything from them as yet. The Firewise Renewal needs to be filed by mid-November in order to retain a "Firewise Community" designation. Kim Novitch is also going to check on the status with Will Graff.

**Maintenance:** Jackie provided the report for Pat. Overall, everything is going well and routine monthly / seasonal tasks have been completed. The parents of the vandals that damaged the front doors to the Community Center over the summer have responded and are willing to pay restitution for correcting the damage. The Comfort Station showerhead was once again damaged and was replaced. The cleaning company reported the problem. The fencing has been installed around the septic fields – waiting on back order for the man gate and fence stays.

**(Please see the detailed Maintenance Report attached to these minutes.)**

**Unfinished Business:**

**Accepting credit cards by way of SIPA:** Jackie reported that she is still working with the people at SIPA who are creating some challenges to getting the IMMD account set up to work for IMMD.

**Concrete resealing:** Jackie is investigating some less expensive options to complete the Community Center floor-resealing project. Will provide details going forward.

**New Business:**

**Budget Hearing: Budget Discussion and Public Comments on 2025 Budgets; Discussion of mill levies.**

1. **MOTION:** Carol Darland moved and Marcia Logan seconded a motion that the **District maintains the current levy of 6.943 mills for 2025.** Motion passed.
2. **MOTION:** Carol Darland moved and Jeff Mason seconded a motion to approve **2025 WSP/IMMD budget and accompanying Resolutions.** Motion approved.
3. **MOTION:** Carol Darland moved and Dan Qualman seconded a motion to approve **hiring Schilling and Co. to perform audit exemptions for \$2,400.** Motion approved.
4. **MOTION:** Carol Darland moved and Jeff Mason seconded a motion to approve **the Election Resolution for 2025 and appointing Jackie Middelhoek and Jeanne Wells as Designated Election Officials.** Motion approved.
5. **MOTION:** Carol Darland moved and Dan Qualman seconded a motion to accept **the new proposals for cleaning services for the Community Center, Comfort Station, and Lodge for 2025.** Motion approved.

6. **MOTION:** Carol Darland moved and Jeff Mason seconded a motion to approve **2025 contracts for District Manager and Maintenance responsibilities.** Contract arrangements for the Office Staff (Wells) is the responsibility of Jackie Middelhoek and will be handled separately. Motion approved.
7. **MOTION:** Carol Darland moved and Dan Qualman seconded a motion to approve **WSP \$500 water purchase fee for 2025 applications.** Motion approved.
8. **MOTION:** Carol Darland moved and Jeff Mason seconded a motion to approve **WSP \$75 administration fee for 2025.** Motion approved.
9. **MOTION:** Carol Darland moved and Jeff Mason seconded a motion to approve **WSP Operations Manual Update.** Motion approved.
10. **MOTION:** Carol Darland moved and Dan Qualman seconded a motion to approve the **2025 WSP Enrollment Form.** Motion approved.
11. **MOTION:** Carol Darland moved and Dan Qualman seconded a motion to approve the **2025 Meeting Dates.** Motion approved.

Carol Darland recommended that the **December Board meeting be cancelled** and a notice be posted as such, subject to other unforeseen reasons that might arise and require the board to meet if necessary.

**Public Comment: None**

**Adjourn: MOTION:** Carol Darland moved and Jeff Mason seconded a motion to adjourn the meeting at 9:51 am.

Respectfully submitted;  
s/Marcia Logan, Secy

*(A copy of the Agenda for this meeting is attached to the end of the Minutes)*

Indian Mountain Metropolitan District  
Agenda for Regular Board Meeting  
November 9, 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 (excused)  
Guests in Attendance: see sign in list.

Secretary's Report

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

Treasurer's Report

**Motion:** The board approves the Treasurer's Report for October, 2024, bank balances on 10/31/24 include:

General Fund=\$64,901.86  
Special Conservation Fund= \$661.03  
Reserves Fund=\$12,048.10  
CSAFE=\$32,470.54  
PETTY CASH=\$103.00  
TOTAL IMMD=\$110,184.53

IMWSP Admin=\$12,599.51  
IMWSP Water Acquisition=\$82.50  
CORE=\$61,261.96  
TOTAL IMWSP=\$73,943.97

Total IMMD + IMWSP=\$184,128.50

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

**Unfinished Business**

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

**New Business**

- Budget Hearing: Budget Discussion and Public Comments on 2025 budgets
- Motion to approve 2025 WSP/IMMD budget and accompanying Resolutions
- Motion to approve hiring Schilling and Co. to perform audit exemption at \$2,400
- Motion to approve Election Resolution for 2025 and appointing designated election officials
- Proposals for cleaning facilities
- Proposals for District Manager, Office Staff and Maintenance agreements
- Motion to approve WSP \$500 water purchase fee for 2025 applications
- Motion to approve WSP \$75 administrative fee for 2025
- Motion to approve WSP Operations Manual Update and WSP 2025 Enrollment Form
- Motion to approve 2025 Meeting Dates
- Discussion regarding canceling December meeting

Public Comment  
Meeting Adjourned

IMMD Board Meeting November 9th, 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 control at all facilities.
  - Final winterizing tasks at facilities completed.
  - All facility septic’s pumped.
  
- Community Center:    - Vandalism - Parent responded to our letter and willing to pay restitution.
  - Volunteer Luncheon – set up, cook and clean up.
  - Secure the building after every event. (History of doors left unlocked and windows open)
  
- Comfort Station:        - Shower head dropped and broken again in Family Bathroom. Replaced and added new mounting holders on the shower wall.
  
- Lodge:                     - Checking out after each rental with light cleaning and restocking supplies.
  
- Pavilion:                 - Regular inspection and clean up.
  
- IM Park:                  - Restock Nature Trail Maps and Disc Golf maps regularly.
  - Regular playground safety inspections. Maintain equipment.
  
- RV Dump:                - Fencing: All but the man gate and fence stays (on back order) completed.
  
- Breton Park:             - Regular inspections and clean up.
  
- IM Ranch:                - Everything is going well.
  
- 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.