

**Indian Mountain Metropolitan District
Board Meeting
February 8, 2025
Community Center 9:00 am**

Board: Dan Qualman, Jeff Mason, Marcia Logan, Carol Darland (via phone), Glenn Haas (excused)

Staff: Jackie Middelhoek, Business Manager, Patrick Smith (Maintenance)

Guests: Roy and Jeanne Wells

Call to Order – Welcome to all: Dan Qualman, VP, moderator called the meeting to order at 9:02 am.

Additions to and Approval of Agenda: There were no additions to the Agenda.

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

Treasurer: Jeff Mason reviewed the account activity for the month and the status of bank balances as of January 31, 2025 and found no discrepancies. **Motion: Jeff Mason moved and Dan Qualman seconded a motion to approve the Treasurer’s Report for January 2025 bank balances on 1/31/25 as reported below: Motion passed.**

General Fund=\$33,301.14
Special Conservation Fund= \$949.62
Reserves Fund=\$12,051.14
CSAFE=\$32,852.54
Petty Cash=\$168.00
TOTAL IMMD=\$79,322.44

IMWSP Admin=\$26,517.40
IMWSP Water Acquisition=\$87.50
CORE=\$62,002.64
TOTAL IMWSP=88,607.54

Total IMMD + IMWSP=\$167,929.98

District Manager:

1. Jackie reported that all the Journal Entries for IMMD and WSP have been made and the audit exemption is almost finished.
2. 3 self-nomination forms have been submitted by Carol Darland, Dan Qualman, and Glenn Haas
3. The January 31 edition of The Fairplay Flume published the Call for Nominations and notices were also placed on the IMMD website and the bulletin board.
4. The CTF annual report was submitted on 1/23/2025 and is awaiting approval.
5. All 1099’s were filed.

WSP Administrator: Jackie distributed and reviewed the Delinquent Report list. There were nine participants who did not report this month.

The enrollment for the 6th tranche is underway and will close on March 29. Nine applications have been received so far.

IMMD / IMPOA Communication Report: Carol Darland provided an update on the Firewise Certificate.

The upcoming newsletter has only received two articles so far from Carol. Jeff and Jackie both shared that they had contributed two articles each.

Maintenance: Pat Smith reported that most everything is working fine. He shared that there were some issues with renters of The Lodge not following the check-out procedures and left The Lodge needing significant cleaning as well as discovering the TV had been broken. Jackie and Pat are monitoring things and additional actions may be necessary if the behavior is repeated.

There are 46 RVs in the storage lot; 66 RVs are registered and 1 RV owner is delinquent in paying for 2025.

Pat successfully tested an upgrade of lock software on a remote laptop, and everything upgraded fine. We are now ready to upgrade the live system on the IMMD Office computer.

(A complete Maintenance Report can be found after the attached Agenda at the bottom of the Minutes)

Unfinished Business:

Accepting credit cards by way of SIPA: Jackie reported that she heard back from SIPA and was sent two documents to sign. She is now awaiting SIPA's response.

Indian Mountain Park Forest Management Plan: Dan Qualman reviewed his suggested comments from sections of the complete Management Plan that could help clarify the "Scope of Work" sections in the bidding package that needs to be prepared for the 2025 work to be done.

Potential of working with CUSP on Fire Mitigation:

Jackie updated the Board on CUSP's interest in wanting to help the IMMD mitigation effort. Priorities will be discussed and finalized at the March Board meeting.

New Business: None

Public Comment: The feasibility of installing a covered shelter at the Burn Pit is under consideration in order to provide room for the picnic table, and shelter from the sun and wind for the volunteers working the shifts.

Meeting Adjourned: MOTION: Jeff Mason moved and Dan Qualman seconded a motion to adjourn the meeting at 10:39 am. Motion passed.

Next Meeting will be March 8, 2025

Respectfully submitted
s/Marcia Logan, Secretary

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

Indian Mountain Metropolitan District
Agenda for Regular Board Meeting
February 8, 2025
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 (by phone), Glenn Haas (by phone), Marcia Logan, Jeff Mason, Dan Qualman

Staff Attendance: Jackie Middelhoek, Patrick Smith

Guests in Attendance: see sign in list.

Secretary's Report

Motion: The board approves the minutes of the January 2025, Regular Board Meeting

Treasurer's Report

Motion: The board approves the Treasurer's Report for January 2025 bank balances on 1/31/25 include:

General Fund=\$33,301.14

Special Conservation Fund= \$949.62

Reserves Fund=\$12,051.14

CSAFE=\$32,852.54

Petty Cash=\$168.00

TOTAL IMMD=\$79,322.44

IMWSP Admin=\$26,517.40

IMWSP Water Acquisition=\$87.50

CORE=\$62,002.64

TOTAL IMWSP=88,607.54

Total IMMD + IMWSP=\$167,929.98

District Manager Report

WSP Administrator Report

IMMD/IMPOA Communication Report

Maintenance Report

Unfinished Business

- Accepting credit cards by way of SIPA
- Indian Mountain Park Forest Management Plan
- Potential of working with CUSP on Fire Mitigation

New Business

Public Comment

Meeting Adjourned

Next meeting: March 8, 2025

Maintenance Report – Pat Smith

IMMD Board Meeting February 8th, 2025

- General:
- Overall – everything is going well.
 - Rounds to inspect and maintain facilities twice a week.
 - Monthly water testing, rodent control, and snow removal at all facilities.
 - All is well with our facilities.

Lodge: I check the Lodge after each rental when I can, doing touch up cleaning and stocking supplies.

- There was recently a Difficult check-out. Dirty building and the TV was broken off its base. Kitchen and bathroom needed cleaning and the floor was not vacuumed. This was the second time for this guest. The leasee was notified of the deficiencies and warned that the damage deposit would be kept next time if it's left dirty. They said they didn't notice the tv broke off pedestal (even though they moved it and disconnected the DVD player). They said maybe someone came in after they left because the key box code was the check-in date that anyone could guess. Yes... that must be it... an intruder must've come in, broke the TV, cooked greasy food, scattered lint, fibers, grass, and crumbs throughout, especially on the floor around the dining table, soiled the toilet and splattered toothpaste on the bathroom mirror. The intruder strategically caused the mess in the few hours between the leasee's check-out and when I arrived. Well played, intruder. The leasee said the vacuum hardly works. Apparently, they have not even tried to vacuum during recent visits because the new vacuum we got last Spring works amazingly well. Full cleaning required. Unfortunate... since the Lodge was professionally cleaned and spotless just before this guest arrived. It was a very old tv that we were considering replacing anyway. We ordered a new smart TV and installed it.

We are changing the key box code from the date of check-in to the last 4 digits of a leasee's phone number, to avoid guests rationalizing their lack of cleanliness on "intruders". We were considering this change anyway.

The same thing happened with the very next leasee with similar cleaning issues, but not to the same degree. Please don't bring forest products into the lodge. Slash crumbles and can have dormant insects as well as rodent droppings.

Leasees are reminded to follow the agreement they sign, and please leave the Lodge as they found it. It really is ok to move things back to their original position. There is a sample lease agreement and a list of check-out tasks on the bulletin board. If for some reason IMMD staff cannot get to the Lodge to check it out, and if not cleaned by the prior leasee, it leaves a mess for the new guest. Please have some consideration for the next person. This is a humble community amenity – not a hotel with maid service.

RV Storage Lot: Last Inspection 2/6/25 46 RVs in the lot - 66 RVs are registered.
1 delinquent permit – emailed to get current.

Digital Locks: Successfully tested the installation of a double upgrade of DL -Windows software on a remote laptop with a copy of the database. Fully tested with DTM's (Data Transfer Modules) and the locks. Ready to upgrade live system.