

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

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

Staff: Jackie Middelhoek, Patrick Smith, Jeanne Wells

Guests: Roy Wells, Fire Chief Trent Smith

Call to Order: Glenn Haas (VP) called the meeting to order at 9:01 am

Additions to and Approval of Agenda: No formal Motion to Approve Agenda

Secretary: MOTION: Marcia Logan moved and Dan Qualman seconded a motion to approve the Minutes of the February Board meeting. Motion passed.

Treasurer: Jeff Mason reviewed the account balances as of February 28 as listed below. **MOTION: Jeff Mason moved and Dan Qualman seconded a motion to approve the Treasurer's report. Motion passed.**

General Fund	\$ 32,862.57
Special Conservation Fund	\$ 949.62
Reserves Fund	\$ 12,051.14
CSAFE	\$ 32,964.09
Petty Cash	\$ 168.00
TOTAL IMMD	\$ 78,995.42
IMWSP Admin	\$ 34,736.90
IMWSP Water Acquisition	\$ 87.50
CORE	\$ 62,218.38
TOTAL IMWSP	\$ 97,042.78
TOTAL IMMD + IMWSP	\$176,038.20

District Manager: Jackie Middelhoek reported that...

- information for the audit has been sent to Dawn Schilling. The audit is due March 31, 2025.
- She reported that she had received three self-nomination forms from Carol, Dan, and Glenn. No one responded to the published Call for Nominations (Flume, IMMD website, and the bulletin board at the Community Center). The deadline was February 28, 2025.
- The Conservation Trust Fund (CTF) Annual Report was submitted on January 23, 2025 and is still out for approval.

WSP Administrator: Jackie Middelhoek reviewed the

- Delinquent Report for February. There were four participants who failed to pay outstanding fines; seven participants did not report and two of the seven will be fined. Jackie also reported that there are 14 properties listed for sale.

- Status of the current new WSP enrollment for the 6th tranche: There were 101 property owners on the waiting list. So far, 31 applications have been received. The enrollment period ends on March 29, 2025 at 1:00 pm.
- Dan Qualman shared an update from the HASP meeting. It appears that the existing IGA (inter-governmental agreement) will only need to be modified in preparation for the next tranche slated for 2026 for the WSP. Dan also mentioned that HASP had informed him about a possible buy-back of some water purchased initially. The detailed five-year average gallon usage of current WSP participants (2018-2023) is necessary to complete the analysis for any potential change. More information will follow.

IMMD/IMPOA Communication: Jackie Middelhoek reported that the Firewise certificate has not been received by IMMD. She also has fielded questions from the community reporting that the IMPOA website is not working properly for credit card payments. They have been directed to the IMPOA board email address.

MAINTENANCE: Pat Smith alerted everyone

- to an ice accumulation problem at the front entrance caused by a leaky gutter. He's placed some traffic cones at the area to help forestall any accidents and will repair the gutter when temperatures are warmer.
- He reported that the new remote open-door sensor at the Comfort Station works perfectly. This sensor was needed as earlier this winter, the Comfort Station door was propped open and snow accumulated inside and created freezing problems in the Comfort Station.
- Still experiencing problems with clogged shower drains.
- Arrangements for burning the burn pit are in place and awaiting the "required" weather conditions to get the go-ahead.

A detailed Maintenance Report is attached at the end of these minutes.

UNFINISHED BUSINESS:

Accepting credit cards by way of SIPA: Jackie reported that the set up with SIPA is progressing and the card reading machines have been received. A training session will be set up when Jackie, Pat, and Jeanne are all available at the same time.

Prioritize capital projects and estimates: Fire Chief Trent Smith attended the board meeting to update the Board on items of interest.

- The Department has hired a Wild land Coordinator who will also help with details of the new cistern placements.
- Chief Smith explained the proposed plan for the old RV Dump site, which includes IMMD being responsible for one cistern, and the JCFPD will be responsible for the second.
- IMMD will pull the excavation permit for June.
- The existing well will be connected to the cistern

MOTION: Dan Qualman moved and Jeff Mason seconded a motion to approve purchasing the 3500-gallon cistern and to participate in the excavation cost. Motion passed.

(A summary of the prioritized Major Project List for 2026 will provide more detailed information. The summary is attached to these Minutes.)

Major Projects Motion: MOTION: Glenn Haas moved and Jeff Mason seconded a motion to spend up to \$45,000 for projects identified on the October 4, 2024 project listing to include the projects summarized on the attached page to these minutes. Motion approved.

Potential of working with CUSP on Fire Mitigation / Scope of work: No further information has been received from CUSP who will let IMMD know if the grants get approved. Jackie will contact CUSP for an update on the grant.

Election: As there were no additional applications for Board membership by the deadline date, the election was cancelled. Carol Darland, Glenn Haas, and Dan Qualman are declared elected and will be sworn in at the May Board meeting. Jackie submitted a notice of cancelation to the Flume that will be published in the March 14, 2025 edition and filed the notice with the County Clerk and with DOLA. The notice is also published on the IMMD website.

NEW BUSINESS: None

Public Comment: None

Meeting Adjourned: MOTION: Glenn Haas moved and Dan Qualman seconded a motion to adjourn at 11:10 am. Motion passed.

Next Meeting: April 12, 2025

Respectfully submitted:
s/Marcia Logan, Secretary

(A copy of the Agenda for this meeting is attached to these Minutes.)

Installation of two 3,500 gallon cisterns at the old RV Dump	
1 Site (one paid by us)	\$6,920.00
Excavation	<u>\$2,000.00 ???</u>
	\$8,920.00 *
2 Stairs to basement - Community Center	\$4,500.00 *
3 Parking Lots Community Center	
Estimate ending 610	\$4,580.00
Estimate ending 603	<u>\$13,375.00</u>
	\$17,955.00 *
4 IM Ranch Road - fix basic road, estimate ending 700	\$3,500.00 *
5 CS floor	
- Basic Paint	\$2,425.00
- including Epoxy Clear coat	\$4,300.00 *
6 Burn pit	
- New Shelter	\$2,500.00 *
Total	\$41,675.00

Board approved \$45,000 just in case cost run over because of excavation/permitting etc.

Indian Mountain Metropolitan District
Agenda for Regular Board Meeting
March 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 (excused), Glenn Haas, Marcia Logan, Jeff Mason, Dan Qualman

Staff Attendance: Jackie Middelhoek, Patrick Smith, Jeanne Wells

Guests in Attendance: see sign in list.

Secretary's Report

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

Treasurer's Report

Motion: The board approves the Treasurer's Report for February 2025 bank balances on 2/28/25 include:

General Fund=\$32,862.57

Special Conservation Fund= \$949.62

Reserves Fund=\$12,051.14

CSAFE=\$32,964.09

Petty Cash=\$168.00

TOTAL IMMD=\$78,995.42

IMWSP Admin=\$34,736.90

IMWSP Water Acquisition=\$87.50

CORE=\$62,218.38

TOTAL IMWSP=97,042.78

Total IMMD + IMWSP=\$176,038.20

District Manager Report

WSP Administrator Report

IMMD/IMPOA Communication Report

Maintenance Report

Unfinished Business

- Accepting credit cards by way of SIPA
- Prioritize capital projects and estimates
- Potential of working with CUSP on Fire Mitigation/Scope of work
- Election

New Business

Public Comment

Meeting Adjourned

Next meeting: April 12, 2025

Maintenance Report – Pat Smith

IMMD Board Meeting March 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.
- Community Center:
- There is a leak in the gutter that dripped on the concrete leading to the front door of the Center. It froze into an invisible layer. I used ice melt and put up a pylon barrier so people could avoid the area if it freezes again. As soon as it gets warmer I'll get the leak repaired.
- Comfort Station:
- New remote open-door sensor works perfectly. Three people, who were together, as they were running in and out, propped open the door twice and the alarm went off. I was notified via texts from the sensor. When I checked the cameras each time they had shut the door. The man who had the key card looked like the same person who left the door wide open in January during a blizzard. I've narrowed down who it is, and as it turns out, the person no longer owns property in Indian Mountain. The card was deactivated.
 - The same women's shower was clogged again. The clog was again 1-1/2 feet of long dark hair. Even though there is a sign posted, someone keeps forcing hair down the drain instead of throwing it in the trash. Of course, some long hair would naturally go down the drain, but this is obviously A LOT more. Apparently this behavior cannot be self-corrected, so I've instituted a schedule to stay on top of it clean it out every month.
 - Men's sink clog was cleared and Women's sink faucets low flows were fixed.
- RV Dump:
- CLOSED for the winter season.
- IM Ranch:
- We are ready to burn the slash at the burn pit whenever the weather cooperates.
- RV Storage Lot:
- Last Inspection 3/3/25 50 RVs in the lot - 68 RVs are registered.
3 delinquent permits – emailed to get current.
- Digital Locks:
- Continuing to update the software and database for cards & RV Dump keys.
- I've found that unless I regularly update the lock, the time on the log is not always accurate. I've instituted a process to update the lock monthly which will be more than adequate.
 - It had been 3 years since IM property ownership was verified for the database. I've completed the audit and those key card holders that no longer own property will be deactivated in small batches over time. There are 164 cards that still need to be deactivated.
 - There have been 1732 cards issued since the program started.
 - There are currently 922 valid property owners who have active cards.