

**Indian Mountain Metropolitan District  
Board Meeting  
April 12, 2025  
Community Center 9:00**

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

**Staff:** Jackie Middelhoek, Patrick Smith, Jeanne Wells

**Guests:** Ed and Becky Sturgeon, Roy Wells, Edgar and Judith Vidal, Dan and Susan Lautenbach

**Call to Order:** Carol Darland called the meeting to order at 9:00 am

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

**Secretary: MOTION: Marcia Logan moved and Glenn Haas seconded a motion to approve the Minutes of the March 2025 Regular Board Meeting. Motion passed.**

**Treasurer:** Jeff Mason reviewed the bank balances for March 31, 2025 as presented below:

General Fund	\$121,982.94
Special Conservation Fund	\$ 1,236.53
Reserves Fund	\$ 12,054.11
CSAFE	\$ 33,086.69
Petty Cash	\$ <u>168.00</u>
TOTAL IMMD	<b>\$168,528.27</b>
IMWSP Admin	\$ 34,276.40
IMWSP Water Acquisition	\$ 92.50
CORE	\$ <u>62,455.40</u>
TOTAL IMWSP	<b>\$ 96,824.30</b>
TOTAL IMMD + IMWSP	<b>\$265,352.57</b>

**MOTION: Jeff Mason moved and Dan Qualman seconded a motion to approve the Treasurer's report for March 25 as presented. Motion passed.**

**District Manager:**

1. The CTF (Conservation Trust Fund) report was submitted on January 23, 2025 and has been approved.
2. The June 14<sup>th</sup> Board Meeting conflicts with a weekend event and the meeting location will be decided at the May Board meeting.
3. Carol Darland and Glenn Haas will be sworn in at the May 10<sup>th</sup> meeting and begin the next term of office. Dan Qualman will be sworn in on a later date.
4. Lester Montoya will submit an estimate for the work needed on the Community Center floors.
5. Notice was received that the Safety Grant Allocation for 2025 is \$637.49
6. The Park County Treasurer distributed \$33,337.24 to IMMD on April 10, 2025.
7. The Audit Exemption was filed with the State Auditor on March 20, 2025.
8. New keycards ordered for the comfort station have been received.

9. An order has been placed with Mathias for 40 new RV Dump Keys (numbered 81-120).
10. New pillows have been purchased for the Lodge so guests won't have to bring their own. Also a Smart TV was purchased for the Lodge and the website has been updated.

**IMWSP Administrator:** Jackie reviewed the status of the Delinquent List for March reporting. Follow up notices have been sent as necessary.

- There were nine (9) participants that have not paid the 2025 Administrative fee. Five (5) people haven't paid their fines for not or late reporting, and five (5) people failed to report their water meter reading for March.
- John Matteson has been notified that 76 applications were received for the sixth (6<sup>th</sup>) tranche of participants. We are waiting for HASP's response.

**IMMD / IMPOA Communication:** Carol Darland reported that the Fire Wise Certificate has been received.

**MAINTENANCE:** Pat Smith reported that overall everything is going well heading into spring and summer.

1. Most of Pat's focus has been on the repaving of the Community Center parking lot and the resurfacing (with repurposed asphalt) of the overflow lot, which is in progress.
2. The new steps leading to the Community Center lower level is awaiting complete thawing of the ground before completing the project.
3. Awaiting an estimate from LM Coatings for refinishing the Community Center floor.
4. LM Coatings completed refinishing the floor of the Comfort Station with a new painted epoxy floor and clear coat.
5. Pat reported a serious incident with guests at the Lodge who were not adhering to the established rules. Pat spoke to them and tried to educate them on the ramifications of their actions and consequences if it happens again.
6. The Burn Pit / RV Storage road on IMMD property is being fixed and resurfaced by the same contractor (High Altitude Hauling) who did the Community Center parking lots.
7. As of 3/3/25 there are 50 RVs in the lot; 68 RVs are registered and 2 have delinquent permits.

*(A detailed Maintenance report is attached to these minutes)*

### **Unfinished Business:**

**Accepting credit cards by way of SIPA:** Jackie will be setting up a training session for Jeanne, Pat, and herself to learn about the new SIPA system.

### **Capital Projects Update:**

1. Cisterns on Chief: The JCFPD has agreed to purchase one 3500 gallon cistern and split the cost for excavation and permit fees. More specific details need to be addressed and agreed to before the project can be completed.
2. Reports on other Capital Projects have been discussed earlier in the meeting.
3. Dan Qualman reported that Colorado State Forestry grants would be made available soon. Dan will evaluate the grants to determine those that fit best with IMMD's needs.
4. Carol Darland expressed her concern that the Board needs a couple of work sessions to discuss the mitigation work priorities. **A work session was scheduled for MAY 16<sup>TH</sup> AT 1:00.**

**New Business:**

**Entry Gates Indian Mountain discussion:** A suggestion was received about the feasibility of putting gates at the entrances to Indian Mountain. After discussion by the Board, it was decided that there are too many obstacles to deal with to make the idea workable.

**Events:**

**Community Garage Sale Date:** July 19, 2025 was the chosen date. Indian Mountain Metropolitan District will sponsor this event.

**Volunteer Luncheon Date:** The luncheon is scheduled for August 9, 2025 after the Board meeting.

**Annual Picnic:** The picnic is scheduled for July 5, 2025. IMMD will rent the tent for this year's picnic.

**Public Comment:** A guest requested clarification on the rules about using ATV's etc. on county roads. For further specific clarifications, the Sheriff's Office should be contacted.

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

**Next Meeting: May 10, 2025**

Respectfully submitted,  
s/Marcia Logan, Secretary

*(An Agenda for this meeting follows on the next page)*

Indian Mountain Metropolitan District  
Agenda for Regular Board Meeting  
April 12, 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, 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 March 2025, Regular Board Meeting

Treasurer's Report

**Motion:** The board approves the Treasurer's Report for March 2025 bank balances on 3/31/25 include:

General Fund=\$121,982.94  
Special Conservation Fund= \$1,236.53  
Reserves Fund=\$12,054.11  
CSAFE=\$33,086.69  
Petty Cash=\$168.00  
TOTAL IMMD=\$168,528.27

IMWSP Admin=\$34,276.40  
IMWSP Water Acquisition=\$92.50  
CORE=\$62,455.40  
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Total IMMD + IMWSP=\$265,352.57

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

**Unfinished Business**

- Accepting credit cards by way of SIPA
- Capital Projects update
  - Painting Floor Comfort Station
  - Community Ctr and Overflow Parking Lots
  - Burn Pit Driveway
  - Stairs to Community Ctr Basement Door
  - Fire Dept Cisterns on Chief
  - Fire Mitigation IM Park
  - Community Center Floor

**New Business**

- Entry Gates Indian Mountain discussion
- Events:
  - Community Garage Sale Date
  - Volunteer Luncheon Date
  - Annual Picnic

Public Comment  
Meeting Adjourned  
Next meeting: May 10, 2025

**Maintenance Report – Pat Smith**

IMMD Board Meeting April 12th, 2025

- General:
- Overall – everything is going well.
  - Rounds to inspect and maintain facilities twice a week.
  - Monthly water testing and rodent control at all facilities.
- Community Center:
- Worked extensively with parking lot resurfacing contractor for main lot and overflow lot. Main lot is done – overflow is in progress.
  - Pending new steps outside to downstairs. Awaiting the ground to fully thaw, then that contractor will get busy.
  - Awaiting an estimate from LM Coatings for refinishing the floor.
- Comfort Station:
- Worked with LM Coatings for new painted epoxy floor and clear coat. Project completed.
  - New Wi-Fi Receiver, and indoor hub installed for sensors and camera system (Not for public use)
- Lodge:
- Witnessed Lodge guests (Adults and children) attempting to poach wildlife with pellet guns on the Disc Golf course. When confronting them about it, I discovered the soil was torn up in the area from them riding an off-road, gas-powered scooter on the grounds. I couldn't believe I had to "parent" these people. The leasee complied when I told them to stop. He said, "Oh I get it, I'll treat this kind of like my home." He said he would fix the soil however the knobby tracks and trenches in the mud froze overnight, and he failed. I fixed them when it thawed. The area will recover fine. Additionally, they did not clean up the Lodge per the lease agreement.
  - Installed a new Wi-Fi extender for better coverage for the equipment at the Comfort Station.
- RV Dump:
- CLOSED for the season.
- Breton Park:
- The creek is thawing out and the new wood chip trails survived the winter.
- IM Ranch:
- The Burn Pit / RV Storage Road is being fixed and resurfaced by the same contractor who did the Community Center parking lots.  
Note: The only portion of road fixed is the IMMD property.
  - 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. 2 delinquent permits – emailed to get current.
- Digital Locks:
- Continuing to update the software and database for cards & RV Dump keys.