

**Indian Mountain Metropolitan District
Board Meeting
May 10, 2025
Community Center 9:00 am**

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

Staff: Jackie Middelhoek, Patrick Smith, Jeanne Wells

Guests: Deb and Gene Nagle, Roy Wells, Trent Smith (Fire Chief)

Call to Order-Welcome to All: President Carol Darland called the meeting to order at 9:01 am.

Additions to and Approval of Agenda: MOTION: Carol Darland moved and Jeff Mason seconded the motion to modify the Agenda as follows:

1. Moving the Oath of Office for Carol Darland and Glenn Haas from the first item under Unfinished Business to the beginning of the regular meeting. Dan Qualman will be sworn in at a later date.
2. Moving Fire Chief Trent's presentation from Unfinished Business/Capital Projects Update/Fire Department Cisterns on Chief to follow the Oaths at the beginning of the regular meeting to effectively optimize his on-call availability.

MOTION PASSED.

Jackie Middelhoek administered the Oath of Office to both Carol and Glenn.

MOTION: Carol Darland moved and Glenn Haas seconded a motion to accept the following officer positions for the new term:

President	Carol Darland
1st Vice President	Glenn Haas
2nd Vice President	Dan Qualman
Treasurer	Jeff Mason
Secretary	Marcia Logan

MOTION PASSED.

Secretary: MOTION: Marcia Logan moved and Jeff Mason seconded the motion to approve the April 2025 Minutes of the IMMD Regular Board Meeting. Motion passed.

Treasurer: Jeff Mason reviewed the account balances as of April 30, 2025 as presented on the Agenda:

General Fund	\$ 128,524.31
Special Conservation Fun	\$ 1,236.53
Reserves Fund	\$ 12,054.11
CSAFE	\$ 33,205.49
Petty Cash	\$ 168.00
TOTAL IMMD	\$175,188.44
IMWSP ADMIN	\$ 32,922.72
IMWSP WATER ACQUISITION	\$ 92.50
CORE	\$ 62,684.70
TOTAL IMWSP	\$ 95,699.92
TOTAL IMMD + IMWSP	\$ 270,888.36

MOTION: Jeff Mason moved and Glenn Haas seconded the motion to approve the Treasurer's report as presented. Motion passed.

District Manager: Jackie Middelhoek reviewed the items pertaining to the past month's activities. Those items included:

1. Administer the Oaths of Office to Carol Darland and Glenn Haas at the May 10th meeting. Dan Qualman will be sworn in on May 16, 2025.

2. IMMD received \$71,108.58 from the Park County Treasurer on May 10, 2025.
3. A Porta Potty was ordered for the 2025 Burn Pit season. (Estimated dates are May 30 to Aug 30 or when deemed filled; Friday and Saturday if volunteer need has been met.)
4. Volunteer recruitment for the Burn Pit has been delegated to Jeanne Wells.
5. The new RV Dump Station was opened for the season on May 9th.
6. The tent, tables and chairs for the annual picnic were ordered on April 17, 2025.

WSP Administrator: Jackie reviewed the status of the Delinquent List and discussed the situation of needing to do re-work for participants who do not comply with the program's guidelines.

1. One member of the IMWSP (Pacheco) was dismissed by the Board from the IMWSP due to not transferring in, in spite of numerous communications of which one was by certified letter.
2. Another member of the IMWSP (Thompson) will receive a certified letter from the Board regarding non-compliance and dismissal.
3. IMMD is awaiting HASP's approval of IMMD's application.

IMMD/IMPOA Communication Report:

1. Carol Darland shared that she had attended the IMPOA Board meeting for April and reported that two new directors have joined the IMPOA Board – Edgar Vidal (website focus) and Kathy Chandler (membership focus).
2. IMPOA also committed \$12,000 to the mitigation effort on Indian Mountain this summer.
3. IMPOA will not repair the broken speed sign. IMPOA elected to not repair the broken digital speed sign in front of the Community Center. Pat Smith volunteered to look into the broken sign. It had been shot with a small caliber bullet that took out a light panel. Repair/replacement would have been several thousand dollars. Pat took the digital sign down according to the IMPOA Board's direction.
4. IMPOA may participate in applying for grant funding for 2026.

Maintenance Report: Pat Smith provided an update on Maintenance activities as follows:

In general, everything is going well; the Community Center was refitted with new screens for the East wall windows; the steps to the lower level of the Community Center will be installed by Dave Wilson and will be completed once the ground is fully thawed;

Pat tested de-grouting machinery needed for one aspect of refinishing the Community Center floor and the test was successful; camera systems will be installed at the Comfort Station in selected locations to help identify the continuing instances of carelessness, misuse, and abuse.

Regarding Indian Mountain Park, a preliminary meeting with the Wildfire Mitigation company was held to discuss the status of the Park's forests; the new RV Dump station opened for the season on May 9th; the weather cooperated and the Burn Pit was burned April 19th.

OTHER: An Indian Mountain property owner was positively identified by a Stagesop caretaker of dumping trash. They have been warned if it happens again the Sheriff will be called. Reminder: Pack out your trash if you are not full-time with trash service. There is nowhere to publicly dump in our neighborhoods. Placing bags of trash next to a dumpster allows bears and other wildlife to spread it everywhere requiring the property owner to clean it up. Please be considerate. Take it home to the city or to one of the transfer stations. ***A detailed report of Maintenance issues is attached at the end of these minutes.***

Unfinished Business:

1. **Taking Oaths Elected Board Members:** See the summary for this topic at the beginning of these notes.
2. **Accepting credit cards by way of SIPA:** Jackie reported that a training session has been set up for Jeanne Wells, Pat Smith, and herself to learn about the new SIPA credit card system on May 14, 2025.
3. **Capital Projects Update:**
 - **Stairs to Community Center Basement Door:** Dave Wilson will complete this project once the ground has completely thawed.
 - **Fire Department Cisterns on Chief Trl:** Fire Chief, Trent Smith, reviewed the status of the cistern installation at the old RV Dump Station.
 - Chief Smith will be the contact person for all the sub contractors and all aspects of the project.
 - Pat Smith will be an integral member of that team to oversee IMMD's interests.

- A contractual agreement between IMMD and JCFPD (Jefferson Como Fire Protection District) for the cistern project is being developed by the DA and Trent will notify IMMD when the draft has been received for IMMD's input/approval.
- As a side note, Chief Smith shared photos of the new Burn Boss Air Curtain Burner recently delivered to the fire station and spoke a bit about how they were going to move forward with the new equipment.
- **Fire Mitigation IM Park:** Jackie reported that Caleb Neal formerly of Pine Brothers (works for VM West now) discussed the best use of the funds committed in 2025 would be focused on the hand work necessary to mitigate the top of the mountain. Caleb will plan to attend the May 16, 2025 Board work session at which time the Board will evaluate the options available / affordable and prioritize the work to be done this year.
- **Community Center Floor Bid:** Jackie reviewed the bid to resurface the floors in the Community Center provided by LM Coatings LLC (Lester Montoya). The total bid was \$18,440.78. Jackie and Pat have done extensive research into possible options to refinish the floor and they recommend LM Coatings. Pat will undertake the grout removal and reinstallation as a separate component of this project that would need to be done before LM Coatings start date (TBD).

New Business

Support for Fire Department: The JCFPD is in the process of applying for funds from the Community Project Funding Request FY-26 and has requested IMMD's assistance in sending a letter of support to US Representative Brittany Petterson. The fund request is for the remodeling and updating of the firehouse. In particular, the requested funding would remodel and modernize bunk rooms to improve sleep quality and privacy, upgrade kitchen and dining areas for safer, more sanitary food preparation, renovate bathrooms and showers for increased hygiene and accessibility, install updated HVAC systems to improve air quality and climate control and ensure all improvements meet current building codes and firefighter health standards. These are focused on updates to the aging infrastructure, improve safety for the first responders and ensure that the station is equipped to meet current emergency demands. Upgrading the station would not only extend the life of an essential public building but also support the morale, efficiency, and safety of the personnel who serve the community. **MOTION: Jeff Mason moved and Glenn Haas seconded the motion for the IMMD Board of Directors to authorize Carol Darland, President of the IMMD Board, to sign the letter of support for JCFPD to US Rep Petterson's office. Motion passed.**

Burn Pit and surrounding neighborhoods: The Board discussed opening the use of the Burn Pit to residents/property owners in the surrounding neighborhoods. Jackie reported that there have been some incidents with a few property owners in the other neighborhoods that have culminated in certain individuals being permanently banned from the Burn Pit and the Volunteers are made aware of that fact. Except for that, the Board agreed to allow property owners in the surrounding neighborhoods to use the Burn Pit this year with the purchase of a \$100 /owner Burn Pit Permit for the season. This is the same protocol that was followed last year.

Events: The following are events scheduled for this year:

1. Scavenger Hunt – date to be determined and will be a discussion item on the agenda for the May 16, 2025 Work session.
2. Trunk or Treat – October 25, 2025 Jeff Mason to lead
3. Chili Cook off – October 11, 2025 – lead person needs to be recruited
4. Thanksgiving Potluck – November 15, 2025 – lead person needs to be recruited

Public Comment: Deb Nagle had a few questions about the cattle issue and remedies to keep them on ranchers' property. Nothing has been discussed so far.

Meeting Adjourned: MOTION: Carol Darland moved and Jeff Mason seconded a motion to adjourn the meeting at 11:24 am.

Next meeting – By Video on June 14, 2025 due to an event scheduled for the entire weekend.

Respectfully submitted,
Marcia Logan, Secy.

A copy of the Agenda for this meeting follows on the next page

The Maintenance Report follows the Agenda

Indian Mountain Metropolitan District
Agenda for Regular Board Meeting
May 10, 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 (excused)

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 April 2025, Regular Board Meeting

Treasurer's Report

Motion: The board approves the Treasurer's Report for April 2025 bank balances on 4/30/25 include:

General Fund=\$128,524.31

Special Conservation Fund= \$1,236.53

Reserves Fund=\$12,054.11

CSAFE=\$33,205.49

Petty Cash=\$168.00

TOTAL IMMD=\$175,188.44

IMWSP Admin=\$32,922.72

IMWSP Water Acquisition=\$92.50

CORE=\$62,684.70

TOTAL IMWSP=95,699.92

Total IMMD + IMWSP=\$270,888.36

District Manager Report

WSP Administrator Report

IMMD/IMPOA Communication Report

Maintenance Report

Unfinished Business

- Taking Oaths Elected Board Members
- Accepting credit cards by way of SIPA
- Capital Projects update
 - Stairs to Community Ctr Basement Door
 - Fire Dept Cisterns on Chief
 - Fire Mitigation IM Park
 - Community Center Floor Bid

New Business

- Support letter for Fire Dept
- Burn Pit and surrounding neighborhoods
- Events:
 - Scavenger Hunt – date?
 - Trunk of Treat – Oct 25?
 - Chili Cookoff – Oct 11?
 - Thanksgiving Potluck – Nov 15th

Public Comment

Meeting Adjourned

Next meeting: June 14, 2025 by Video Conference

Maintenance Report – Pat Smith

IMMD Board Meeting May 10th, 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.
 - Changed water filters at all facilities.
- Community Center:
- Re-fit new screens for East wall windows.
 - Pending new steps outside to downstairs. Awaiting the ground to fully thaw, then that contractor will get busy.
 - For floor refinishing – tested de-grouting machinery and was successful.
- Comfort Station:
- Began installation of new camera system. There will be no cameras inside the bathrooms. Only in the lobby and on the exterior. This is necessary due to several instances of carelessness, misuse, and abuse.
 - Someone drove into the split rail fence and wooden handmade “No Vehicles” sign dividing the parking lot from the pavilion picnic area. Repaired and stained.
 - Repaired the men’s room soap dispenser. Someone had completely dismantled it and left it in the sink.
- Lodge:
- All is well. Normal check-out of each guest and light cleaning.
- IM Park:
- Preliminary meeting with Wildfire Mitigation company for Park forests.
 - Playground - Someone removed some slats on the kid’s wooden picnic table. Repaired it and will re-stain it when the weather dries out.
- RV Dump:
- Inspected with General Contractor and opened 5/9/25 for the season.
 - Seeded the fenced in area completing the final requirement of the project.
- Old Picnic Pavilion:
- Requires State Demolition Permit – Working with Certified Inspector.
- Old RV Dump:
- Met with Fire Department reference new cisterns. (auto-fed from well)
- Breton Park:
- All is well.
- IM Ranch:
- The Burn Pit was burned April 19th. Re-doing signage for this slash season.
- RV Storage Lot:
- Last Inspection 5/5/25 43 RVs in the lot - 72 RVs are registered. 4 delinquent permits – emailed to get current.
 - Emailed all registered users regarding RV covers. The winter wind shreds them within a couple months so it may not be cost effective.
- Digital Locks:
- Continuing to update the software and database for cards & RV Dump keys.
- OTHER:
- An Indian Mountain property owner was positively identified by a Stagestop caretaker of dumping trash. They have been warned if it happens again the Sheriff will be called. Reminder: Pack out your trash if you are not full-time with trash service. There is nowhere to publicly dump in our neighborhoods. Placing bags of trash next to a dumpster allows bears and other wildlife to spread it everywhere requiring the property owner to clean it up. Please be considerate. Take it home to the city, or to one of the transfer stations.