

**Indian Mountain Metropolitan District
Board Meeting
June 14, 2025
Community Center 9:00 am**

Board: Via Video Teams Meeting: Carol Darland, Marcia Logan, Jeff Mason, Dan Qualman, and Glenn Haas – excused

Staff: Via Video Teams Meeting: Jackie Middelhoek – District Manager, Patrick Smith –Maintenance, Jeanne Wells

Guests: None

Call to Order: 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 a motion to approve the Agenda as provided. Motion passed.

Secretary: MOTION: Marcia Logan moved and Jeff Mason seconded a motion to approve the Minutes of the May 2025 Regular Board Meeting as submitted. Motion passed.

Treasurer: Jeff Mason reviewed the May 31, 2025 Balances of the accounts as presented below.
MOTION: Jeff Mason moved and Carol Darland seconded a motion to approve the May 31, 2025 account balances as presented. Motion passed.

General Fund	\$190,357.59
Special Conservation Fund	\$ 1,236.53
Reserves Fund	\$ 12,054.11
CSAFE	\$ 33,327.75
Petty Cash	\$ <u>168.00</u>
Total IMMD	\$237,143.98
IMWSP Admin	\$ 37,544.72
IMWSP Water Acquisition	\$ 92.50
CORE	\$ <u>62,920.08</u>
Total IMWSP	<u>\$100,557.30</u>
TOTAL IMMD+IMWSP	\$337,701.28

District Manager: Jackie reported the following items

1. The Oaths of office were filed with the appropriate government offices.
2. The Transparency Notice was updated for the new term.
3. IMMD received \$18,184.73 from the Park County Treasurer on June 10, 2025.
4. IMMD received \$269.89 from the Conservation Trust Fund on June 10, 2025.
5. The tent, tables and chairs for the picnic were ordered to arrive on July 3, 2025.
6. The Burn Pit is open for the year on Fridays and Saturdays from 8:30 am – 2:30 pm – subject to sufficient volunteers signing up on the Sign-Up Genius Sheet. Pat, Jackie or Jeanne are responsible for opening and closing the Burn Pit on those days.
7. The Lodge is rented for most of the summer and some private events are scheduled for the Community Center.

IMWSP Jackie reported the following:

1. A certified dismissal letter has been sent to Travis Thompson for non-payment of a fine. If nothing is heard from Mr. Thompson, he will be dismissed from the WSP program at the July IMMD Board Meeting.
2. A certified dismissal letter will be sent to Clifford Jones for non-payment of a fine.
3. HASP approved the IMMD application for new enrollees. All the application checks that have been held until the approval was received from HASP were deposited and a significant portion of the funds will be moved to the CORE account until needed.
4. Jeanne Wells and Jeremiah Davidson passed the written test to become water meter certifiers. Congratulations! The next step for them is to complete a field test and those arrangements are being finalized. Jeanne provided a summary of what the test covered and the final field test. Many thanks to Jeanne and Jeremiah for stepping up to fill those positions.
5. Ed Zangl of South Park Mechanical has agreed to be a source for the meter installs for the new enrollees. Three options of meters are offered and installation costs are included in the amounts below:
 - Mechanical meter = \$425
 - Digital meter = \$500
 - Digital meter with remote reader = \$650

Ed has also provided the dates that he can do the installs. Jackie will create a Sign-Up Genius sheet for enrollees to choose a date for their meter to be installed.

PLEASE NOTE: Enrollees are free to make their own arrangements if desired.

IMMD/IMPOA Communication:

Arrangements for the annual picnic are on going with IMPOA to arrange the roster of which area each of the volunteers will be stationed.

Information on this summer's chipping program has been sent out.

Maintenance: Pat Smith provided a summary sheet of activity for the past month.

Highlights: Overall everything is going well and summer maintenance is being done.

Community Center: The swallows have arrived and the "battle of the nests" has begun.

- A new microwave has been installed.
- Some additional repair needs to be done to the marquee, as it is weathering and beginning to pull out of the frame.

Lodge: The Healing Waters Wounded Warrior Project will be holding a retreat/experiential session involving fly fishing activities in July and will be staying at The Lodge. Stagestop has also donated fishing passes to the participants. Thank you to the Stagestop folks!!

IM Ranch: The Burn Pit opened May 31, 2025

Pat attended the JCFPD Burn Boss Air Curtain Burner demonstration along with surrounding fire district reps.

The Burn Pit gazebo and related supplies have been ordered and should arrive the week of June 16th. Jeremiah Davidson, among other volunteers, will assist in installing the footings for the foundation and assembly of the shelter. A full list of volunteers for the project will be provided upon completion.

(A detailed copy of the Maintenance summary is attached to the end of these Minutes.)

UNFINISHED BUSINESS:

Ratify WSP members dismissal: MOTION: Carol Darland moved and Dan Qualman seconded a motion to ratify the dismissal of Robert Lee Pacheco from the WSP program effective May 10, 2025, for non response to requests for transfer into the IMWSP, non payment of the \$25 annual administrative fee, and non response to the Board for outstanding charges. Motion passed.

Accepting credit cards by way of SIPA: Jackie reported that receipt of Cashier Credentials is still outstanding for Pat Smith, Jeanne Wells, and Jeff Mason. Jackie will contact Rich Reindel about any modifications that need to be made to the IMMD website. She emphasized that no IMPOA payments will be processed through the SIPA system and that IM residents should all be made aware that SIPA is only for IMMD and IMWSP business.

Capital Projects Update: Jackie updated the Board on the following projects:

Stairs to Community Center Basement door: The project had been on hold until the ground thawed at the request of the Contractor. As soon as he completes his current project, he will start IMMD's project,

Fire Department Cisterns on Chief: Jackie updated the Board on the final cost.

Shelter at the Burn Pit: See the information on this subject in the Maintenance report.

Removal of picnic shelter on Chief: Both Pat and Carol shared thoughts on this project. There were two competing bids that were virtually identical estimates. Springer Works LLC provided a bid in May for \$8,000 to remove the old picnic pavilion. Both Carol and Pat felt that Springer was very knowledgeable about the site due to prior work there, has bigger equipment to do the demolition work, and IMMD wants to maintain a good working relationship with the company.

MOTION: Carol Darland moved and Jeff Mason seconded a motion to approve the \$8,000 bid from Springer Works, LLC for the removal of the old picnic pavilion. Motion passed.

Fire Mitigation IM Park: A discussion of transferring the cost of the Community Center floor-refinishing project to Maintenance Services was held. This change would allow the next step in the planned fire mitigation work in Indian Mountain Park to be completed this summer.

Dan Qualman created a very tight Bid Document to be used to solicit bids from companies for the specified work to be done on Indian Mountain Park this summer. The tentative schedule is to forward the Bid Document information to the Flume by June 20, 2025 to be published on June 27, 2025. The bids need to be submitted for a quick turn around and to be delivered to Jackie by July 9 for a Board meeting decision on July 12 on which bidder to select.

Community Center Floor Bid: MOTION: Dan Qualman moved and Jeff Mason seconded a motion to accept the LM Coatings bid of \$18,440.78. Motion passed. Jackie will inform Lester Montoya (LM Coatings) of the decision.

Rolling of CC Parking Lot: MOTION: Jeff Mason moved and Carol Darland seconded a motion to approve the rolling of the CC parking lot in July. Motion passed.

New Business:

Events:

Scavenger Hunt: Given that time is quickly passing, the decision was made to table this idea for this summer and spend the next six months planning the details of this event and schedule it for Memorial Day weekend, May 2026. Carol suggested moving this topic to the Unfinished Business segment of future Agendas.

Public Comment: None

Meeting Adjourned: MOTION Carol Darland moved and Jeff Mason seconded a motion to adjourn the board meeting at 10:18. Motion passed.

Next Meeting: July 12, 2025

Respectfully submitted:

s/Marcia Logan, Secretary

(A copy of the Agenda for this meeting is attached to the next page of the minutes)

Indian Mountain Metropolitan District
Agenda for Regular Board Meeting
June 14, 2025
9am by video conferencing
Microsoft Teams Meeting ID: **Board Meeting**
Saturday, June 14, 2025
9:00 AM - 11:00 AM

<https://teams.live.com/join/93626068961446?p=Id91obCjx0OaneRBta>

Call to Order-Welcome to all
Additions to and Approval of Agenda
Board Attendance by video: Carol Darland, Glenn Haas, Marcia Logan, Jeff Mason, Dan Qualman
Staff Attendance by video: Jackie Middelhoek, Patrick Smith, Jeanne Wells
Guests in Attendance: see sign in list.

Secretary's Report

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

Treasurer's Report

Motion: The board approves the Treasurer's Report for May 2025 bank balances on 5/31/25 include:

General Fund=\$190,357.59	IMWSP Admin=\$37,544.72
Special Conservation Fund= \$1,236.53	IMWSP Water Acquisition=\$92.50
Reserves Fund=\$12,054.11	CORE=\$62,920.08
CSAFE=\$33,327.75	TOTAL IMWSP=\$100,557.30
Petty Cash=\$168.00	
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District Manager Report
WSP Administrator Report
IMMD/IMPOA Communication Report
Maintenance Report

Unfinished Business

- Ratify WSP members dismissal
- Accepting credit cards by way of SIPA
- Capital Projects update
 - Stairs to Community Ctr Basement Door
 - Fire Dept Cisterns on Chief
 - Shelter at Burn Pit
 - Removal of picnic shelter on Chief
 - Fire Mitigation IM Park
 - Community Center Floor Bid
 - Rolling of CC Parking Lot

New Business

- Events:
 - Scavenger Hunt – date?

Public Comment

Meeting Adjourned

Next meeting: June 14, 2025 by Video Conferencing

Maintenance Report – Pat Smith

IMMD Board Meeting June 14th, 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.
 - Regularly spraying weeds at facility parking lots (Vinegar solution)
- Community Center:
- The swallows arrived the 1st of the month – spraying down the beginnings of nests every few days. The new extended wand works much better and cuts time and water use down significantly.
 - New microwave installed.
 - Marquee is getting extra weathered and started pulling out of the frame last week. Secured the boards and will refinish the surface asap.
- Comfort Station:
- Went to Summer cleaning schedule of every Wednesday.
- Lodge:
- All is well. Normal check-out of each guest and light cleaning.
 - Removed septic heaters and ordered new ones for Fall.
 - Healing Waters Wounded Warrior Project is set up for a Lodge stay in July.
- IM Park:
- Playground safety maintenance completed, and horseshoe pits groomed.
 - Picnic tables distributed from under pavilion.
 - Snowboard bench taken to Disc Golf 11th Tee for the season.
- RV Dump:
- Continuing to monitor FAST system that was activated by Valley Precast in May.
- Old Picnic Pavilion:
- Requires State Demolition Permit – State Certified Inspector signed off and now moving on to the next step for permit submission.
- Old RV Dump:
- Pending Fire Department Cisterns.
- Breton Park:
- All is well.
- IM Ranch:
- The Burn Pit opened 5/31.
 - Golf flags were put out, greens cleared 8’ diameter, and archery targets put out.
 - Fences checked and repaired. Cow numbers are increasing on the surrounding properties.
 - Coordinated with Burn Pit volunteers to make special piles for the fire department (to FD specs) for their new Burn Boss initial startup and demo.
 - Attended JCFPD Burn Boss Air Curtain Burner demonstration with surrounding fire district reps.
 - Ordered Burn Pit gazebo and other related supplies (cement, etc.) Should arrive next week.
 - Last weekend a Motorhome hit the RV Lot gate, it’s temporarily repaired. Will get to a permanent solution asap.
- RV Storage Lot: -
- Last Inspection 6/7/25 37 RVs in the lot - 70 RVs are registered. 6 delinquent permits – emailed to get current.
- Digital Locks:
- Continuing to update the software and database for cards & RV Dump keys.