

**Indian Mountain Metropolitan District
Board Meeting – Community Center
July 12, 2025 9:00 am**

Board: Carol Darland, Glenn Haas, Marcia Logan, Jeff Mason, Dan Qualman
Staff: Jackie Middelhoek – District Manager; Patrick Smith – Maintenance; Jeanne Wells
Guests: Roy Wells, Larry Disney, Ed Buschman

Call to Order: President, Carol Darland, called the meeting to order at 9:02. Identified Board members and Staff present.

Additions to and Approval of Agenda: MOTION: Carol Darland moved and Dan Qualman seconded a motion to accept the Agenda as published. Motion passed.

(Note: A copy of the Agenda for this meeting is attached at the end of the Minutes)

Secretary: Marcia Logan moved and Carol Darland seconded a motion to approve the Minutes of the electronic June 2025 Board Meeting which was held via Microsoft Team Meeting. Motion passed.

Treasurer: Jeff Mason reviewed the account balances as of June 30, 2025 as shown below. There were no issues.

General Fund	\$202,453.73
Special Conservation Fund	\$ 1,506.74
Reserves Fund	\$ 12,057.12
CSAFE	\$ 33,446.07
Petty Cash	<u>\$ 188.00</u>
TOTAL IMMD	\$249,651.66
IMWSP Admin	\$ 70,699.36
IMWSP Water Acquisition	\$ 97.50
CORE	\$ 63,148.06
TOTAL IMWSP	<u>\$133,944.92</u>
TOTAL IMMD+IMWSP	<u>\$383,596.58</u>

MOTION: Jeff Mason moved and Glenn Haas seconded a motion to approve the Treasurer’s Report for June 2025 bank balances on June 30 2025 as presented. Motion passed.

District Manager: Jackie Middelhoek reviewed the activities of the past month.

- IMMD received \$58,044.72 from Park County Treasurer on July 10, 2025.
- The 2024 IMMD audit exemption was approved by the Colorado Local Government Audit Division of the Office of State Auditor
- The IMMD computer was switched to Windows 11 as Windows 10 is to be discontinued soon. Jackie will monitor performance for the time being to see if any problems develop that may require hardware changes.
- Information on the Garage Sale scheduled for July 19 is on the IMMD website.
- Information on the Volunteer luncheon on August 9 is on the IMMD website.

WSP Administrator:

- Jackie reviewed the status on the two IMWSP dismissal letters that were recently sent out. Both participants were contacted and discussions took place whereby both participants agreed to correct the problem issues and forwarded payment of the outstanding balances. The Administrator recommended, and the Board agreed, to letting them remain in the program.
 - **MOTION: Jeff Mason moved and Dan Qualman seconded a motion to document the discussions and confirm that the outstanding issues of each case have been fully resolved and to monitor their adherence to WSP procedures in the future. Motion passed.**
- \$50,000 to CORE was transferred to IMWSP CSAFE CORE account.
- The new HASP IGA (intergovernmental agreement) is still in the hands of the HASP lawyers.
- One of the new enrollees is trying to vacate his decree and was required to provide proof that the water right was transferred to him when he bought the property. He sent a deed and is waiting to hear back from the water court. Others have managed to amend their decree without issues.

Delinquent List: Jackie reviewed the latest status of the Delinquent List. For the report of gallons used for June, eleven participants did not report by the deadline; three of them will now be receiving notification (they have not reported for 3 months during the last 12 months) that a fine will be levied against their account. Seven participants are working on decrees and 20 IMWSP member properties are currently for sale.

IMMD / IMPOA Communications:

- The annual picnic went well and attendance has increased. Jackie reported that approximately 25 more chairs would be needed in the future. She would also like to keep the different responsibilities of IMMD and IMPOA the same as they've been this year as well as some previous years...IMMD will order the TENT and take care of the needed tables and chairs.
- Rich Reindel has posted pictures of this year's picnic on the website under "Gallery".
- Joy Ariel has joined the IMPOA Board as the Volunteer Events Coordinator!

Maintenance: Pat Smith reported that overall, everything is going well with routine preventative measures being done regularly.

An Indian Mountain resident who was moving approached Pat to see if there was any interest in him donating a small utility trailer and cistern to the community. After Board discussion, a

MOTION: Carol Darland moved and Jeff Mason seconded a motion that the Indian Mountain Metropolitan District assume ownership responsibility including insurance and registration of the 2021 5' x 8' utility trailer with a 325 gallon water cistern donated to the District.

Motion passed.

Community Center:

- The swallows lost their battle to make nests this year under the eaves.
- The parking lot recycled asphalt was rolled which completed that project.
- A wedding and a kids martial arts group both used all the facilities at their respective events.
- The stairs to the downstairs were completed and were very nicely done.

Comfort Station:

- Users of this IMMD amenity are very hard on it. Complaints continue even though the facility is cleaned every week – there is no daily “maid” service; people are expected to clean up after themselves. Once again the men’s room shower wand wall mounts were broken off, the soap dispenser was demolished and soap was everywhere without the person(s) responsible cleaning up their mess. In addition, someone broke into the toilet paper dispensers and stole ALL toilet paper in both the women’s and family bathrooms.

Lodge: All is well. The windows were professionally washed.

- **IM Park:** Playground safety maintenance was completed. The horseshoe pits were groomed and the horseshoes were painted in preparation for the horseshoe tournament scheduled for the annual picnic.
- **RV Dump:** The new RV Dump has been very busy so far this season. The electric usage is being monitored to get a sense of what the monthly expense will be.
- **Old Picnic Pavilion:** The demolition permit was approved by the State and the contractor will start on the job in the next few weeks.
- **Old RV Dump:** Pending Fire Department Cisterns
- **Breton Park:** All is well.
- **IM Ranch:** Coordinated with Burn Pit volunteers to make special wood piles for the fire department (to FD specs) for another test of their Burn Boss Air Curtain Burner.
 - Ordered the gazebo for the **Burn Pit** and received all the related and supporting supplies as expected. However, the gazebo order itself had lots of problems and Home Depot cancelled the order, refunded the money, and will restart with a new effort next week. Due to the problems, a new picnic table umbrella was purchased to help provide shade for the volunteers.
- **RV Storage Lot:** There are 36 RVS in the lot; 71 RVS are registered; 6 permits are delinquent and have been sent an email to get current. A boat trailer (abandoned since circa 1985) was cut up for scrap.
- **Digital Locks:** Continuing to update the software and database for cards & RV Dump keys.
(NOTE: A complete Maintenance Report follows the Minutes)

Unfinished Business:

- **Accepting credit cards by way of SIPA:** The Cashier Credentials for Pat, Jeanne, and Jeff have been received. The links of where to pay with a credit card or echeck are now on the website.
- **Selection of Fire Mitigation Bid for IM Park:** The bids that were received were evaluated and South Park Tree Services of Fairplay CO was selected as the contractor to perform the work described in the bid package requirements for Units 1, 2, 3, and 4. **MOTION: Carol Darland moved and Dan Qualman seconded a motion to notify South Park Tree Service of their selection to perform the work required on Units 1, 2, 3, and 4 for \$105,300. Motion passed.**
- **Capital Projects Update:**
 - **Stairs to Community Center Basement Door:** Completed
 - **Fire Department Cisterns on Chief:** Carol Darland will call Fire Chief Trent Smith to clarify the details of any future obligations for IMMD.
 - **Removal of picnic shelter on Chief:** Discussed in previous sections of the Minutes

- **Community Center Floor:** No changes from decision made in June
- **Rolling of CC Parking Lot:** Discussed in previous sections of the Minutes

New Business:

2025 SDA Conference: Carol provided information on the upcoming SDA (Special District Association) conference to be held in Keystone this fall. The cost is as follows:

2 nights accommodation (SDA rate)	\$373
Conference registration	<u>\$415</u>
Total	\$788

Reservations should be made soon if planning to attend.

Events:

Community Center Garage Sale	July 19, 2025
Volunteer Luncheon	August 9, 2025

Public Comment: None

Meeting Adjourned: MOTION: Carol Darland moved and Jeff Mason seconded a motion to adjourn at 10:31 am. Motion passed.

Next Meeting: August 9, 2025

Respectfully submitted,
 Marcia Logan, Secretary

(Note the Agenda for this meeting and the complete Maintenance Report (2 pgs) follow)

Indian Mountain Metropolitan District
Agenda for Regular Board Meeting
July 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 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 June 2025, Regular Board Meeting

Treasurer's Report

Motion: The board approves the Treasurer's Report for June 2025 bank balances on 6/30/25 include:

General Fund=\$202,453.73

Special Conservation Fund= \$1,506.74

Reserves Fund=\$12,057.12

CSAFE=\$33,446.07

Petty Cash=\$188.00

TOTAL IMMD=\$249,651.66

IMWSP Admin=\$70,699.36

IMWSP Water Acquisition=\$97.50

CORE=\$63,148.06

TOTAL IMWSP=\$133,944.92

Total IMMD + IMWSP=\$383,596.58

District Manager Report

WSP Administrator Report

IMMD/IMPOA Communication Report

Maintenance Report

Unfinished Business

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

New Business

- 2025 SDA Conference
- Events:
 - Community Center Garage Sale July 19
 - Volunteer Luncheon August 9

Public Comment

Meeting Adjourned

Next meeting: August 9, 2025

Maintenance Report – Pat Smith

IMMD Board Meeting July 12, 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 finished their attempts to nest under the eaves.
 - The parking lot recycled asphalt was rolled. Project complete.
 - Hosted a wedding and a kids martial arts group - both used all the facilities. The wedding donated ivory tablecloths to the district.
 - The contractor is progressing on the stairs going downstairs.
 - Attempted illegal dumping of trash stopped by the contractor. The conflict was resolved with the property owner the next day. As a reminder, the small dumpster at the Community Center is for District use only for trash from the facilities. Each property owner is responsible for their own trash.
- Comfort Station:
- People are very hard on the facility.
 - Although cleaned every week, there was a complaint that someone left their eyelashes in the women’s shower, and they had not been cleaned up. We checked with our cleaning person, who said they clean up left behind eyelashes weekly. I occasionally see things like this (including eyelashes) when I check the facilities and clean them up also. The Comfort Station is not cleaned by daily maid service. This is not a 5-star hotel. Most people are great and clean up after themselves. However, it only takes a few slob to make the environment uncomfortable.
 - Both men’s shower wand wall mounts were broken off.
 - The men’s room soap dispenser was demolished, and soap was everywhere. Replaced the dispenser and cleaned up the mess.
 - The men’s room sink had significant hair that wasn’t cleaned up.
 - In the last few days, someone broke into the toilet paper dispensers and stole all toilet paper in both the women’s and family bathrooms.
 - We occasionally get requests from property owners in outside neighborhoods if they can gain access and use the facilities in Indian Mountain. We consistently tell them no. However, we point them to the public activities, events, and groups they can join. We are already challenged to maintain the facilities with our own increasing numbers. Especially during the busy season in summer. I can’t imagine the toll it would take on the facilities if we opened pandoras box and let everyone in the region have access.
- Lodge:
- All is well. Normal check-out of each guest and light cleaning.
 - Windows were professionally washed.

- IM Park:
 - Playground safety maintenance completed, horseshoes painted, and horseshoe pits groomed for picnic horseshoe tournament.
 - Park picnic prep, set-up and tear down.

- RV Dump:
 - It's been quite a busy season so far with some waiting lines to use the ports. Continuing to monitor FAST system. CORE electric bill is \$157 for this month. Last month was the first full month of FAST being on, and it was \$75. For all months prior it was \$26-\$30. In comparison, the Community Center and Lodge are neck and neck as the highest usage of power in the district and that's in the winter. The highest for these were \$187. It's surprising how much power the RV Dump uses.
 - Port stuck lock fixed. Ordered and received 2 backup locks.

- Old Picnic Pavilion:
 - Demolition Permit approved by the State. The contractor will be starting the job in the next few weeks.

- Old RV Dump:
 - Pending Fire Department Cisterns.

- Breton Park:
 - All is well.

- IM Ranch:
 - Coordinated with Burn Pit volunteers to make special piles for the fire department (to FD specs) for another test of their Burn Boss.
 - Ordered Burn Pit gazebo and other related supplies (cement, etc.) All the supporting supplies arrived as expected. However, the gazebo itself had an unbelievable amount of red tape and delays since it's shipped from the manufacturer by another carrier. After a month of countless hours and orders, it had to be cancelled by Home Depot for a refund. The whole thing starts over next week when I try again to get a gazebo.
 - Purchased picnic table umbrella since gazebo is delayed.

- RV Storage Lot:
 - Last Inspection 7/2/25 36 RVs in the lot - 71 RVs are registered. 6 delinquent permits – emailed to get current.
 - Boat trailer cut up for scrap (abandoned since circa 1985)

- Digital Locks:
 - Continuing to update the software and database for cards & RV Dump keys.