

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

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

STAFF: Jackie Middelhoek, Patrick Smith (via phone), Jeanne Wells

GUESTS: Roy Wells

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 Glenn Haas 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 July 2025 Board Meeting as presented. Motion passed.

TREASURER: Jeff Mason reviewed the account balances as of July 31, 2025 and there was nothing unusual found. The balances are shown below. **MOTION:** Jeff Mason moved and Dan Qualman seconded the motion to approve the July 2025 balances as presented. Motion passed.

General Fund	\$262,036.10
Special Conservation Fund	\$ 1,506.74
Reserves Fund	\$ 12,057.12
CSAFE	\$ 33,569.03
Petty Cash	\$ 223.00
TOTAL IMMD	\$309,391.99
IMWSP Admin	\$ 20,703.68
IMWSP Water Acquisition	\$ 97.50
CORE	\$113,517.92
TOTAL IMWSP	\$134,319.10
TOTAL IMMD+IMWSP	\$443,711.09

DISTRICT MANAGER:

IMMD:

- Jackie reported that Park County Treasurer had mistakenly reposted JUNE numbers for July and the deposit has not as yet, been received.
- The Garage Sale went well.
- Office has been very busy; Jeanne’s help has been very much welcomed.
- A Budget meeting needs to be set for the Board to start preparing the 2026 Budget. The Board agreed to September 13, 2025 after the regular board meeting is held. The Board will reconvene that afternoon at 1:00 pm in person at the Community Center.

WSP:

- The HASP lawyers are still delayed over sending IMMD the amended IGA.
- Jeanne Wells and Jeremiah Davidson passed their written test to become meter certifiers and now need to complete a field test. A field test has been tentatively scheduled for August 28th
- Jackie has contacted Ed at South Park Mechanical for the meter installs for the new enrollees. A sign-up genius has been created and all enrollees that needed to sign up have done so.
- One of the enrollees was trying to vacate his decree and was required to provide proof that the water right was transferred to him when he bought the property. The application was approved.

WSP ADMINISTRATOR: Jackie reviewed the Delinquent list for July.

- There were six participants who have not paid the fine levied for non-reporting of water gallon usage three times over a rolling 12-month period.
- There were 11 participants who did not report water gallon usage for July. One of these participants also owes a fine.

IMMD/IMPOA COMMUNICATION: Carol Darland reminded the Board that she had sent out a recap of the highlights of the IMPOA meeting (regular and Annual) held last month.

MAINTENANCE: Jackie presented Pat's Maintenance Report.

- General: Overall, everything is going well
- Community Center: The stair contractor finished the project with an addition to the deck to cover a gap between the stairs and the deck.
- The windows were professionally washed.
- Comfort Station: The vandalism and tampering with the security cameras and the damaging of the fixtures and wasteful behavior in the Comfort Station continues. Pat has viewed the security videos and the digital lock downloads and has narrowed the field of suspects.
- Lodge: Continues to be heavily booked.
- IM Park: Pat photographed the approved treatment areas needing mitigation prior to the work beginning. After photos will be taken for reference. Mitigation began August 4 and Pat and the team from South Park Tree Services reviewed the details, expectations, and specifics of the project to eliminate any confusion.
- RV Dump: All is well. Pat helped IMPOA on Dumpster Day in the set up and break down at days end, and also met the dumpster transports at 6:00 am.
- Old Picnic Pavilion: The demolition should be started in the next few weeks as the contractor has until the end of September to complete the project.
- Old RV Dump: Pending cistern issue with Jefferson Como Fire Protection District.
- IM Ranch: Burn pit is about 2/3 full. Volunteers are scarce.
- Burn Pit gazebo was reordered and delivered to Home Depot on 8/7/2025 by the vendor. Regular Home Depot delivery trucking is supposed to deliver it to IMMD and Pat is waiting for delivery scheduling information.
- IMMD Utility Trailer: Pat has been restoring and renovating the utility trailer that was donated to the District. Total expenditure is \$335 – as contrasted with a matching NEW trailer listed for \$1564.99 at Big-R.
- RV Storage Lot: An old 17' boat and trailer with no serial numbers has been kept at the lot for decades as towing companies have been reluctant to haul off the boat as it has hazmat precautions to be followed. Pat cut up the steel trailer and found a scrapper to haul it away. Pat found a local company that will be providing an estimate for hauling away the boat and following the guidelines dealing with the hazmat issues.
- Digital Locks: Continuing to update the software and database for cards & RV Dump keys.

UNFINISHED BUSINESS:

Capital Projects Update:

- Fire Dept Cisterns on Chief – Carol Darland and Chief Smith discussed the details of some of the items in the Agreement on responsibilities / liabilities involved with the purchase of a new cistern. Chief Smith is to get back to Carol for further discussion.
- Shelter at the Burn Pit: Topic covered under the Maintenance report recapped earlier in these Minutes.
- Fire Mitigation on Indian Mountain: Status update on this topic was provided in the Maintenance report earlier in these Minutes.
- Dan Qualman reported that the grants IMMD is interested in were published July 30, 2025.
- He has downloaded all the information and believes IMMD needs to define the size of the match at the upcoming Budget Meeting on September 13. (Deadline is early October.)
- Removal of picnic shelter on Chief: Topic covered in the Maintenance Report earlier in these Minutes.
- Community Center Floor: Lester Montoya of LM Coatings is scheduled to begin work on November 17, 2025. Pat will do the prep work on the grout prior to Lester starting in November.

NEW BUSINESS:

2025 SDA Conference – no one from IMMD will be going

2025 Legislative Session Update:

Carol reviewed information from the SDA on bills before the Legislature that IMMD should follow. Briefly, the Bill Numbers/topics are as follows:

- 25-1009 – Fuel Mitigation
- Redistribution change on how Lottery Funds are distributed.
- Requirements for better understanding of Metro Districts.
- 25-1247: Increase lodging tax rate to 6% - focused on the County level
- 25-1014: Increase efficiency of water resources focused on the Division of Water Resources
- General language cleanup

EVENTS:

Volunteer Luncheon – August 9

Chili Cook Off – October 11

Trunk of Treat – October 25

Scavenger Hunt – 2026

Public Comment: None

Next Meeting: **September 13, 2025**

Meeting Adjourned: **MOTION: Carol Darland moved and Jeff Mason seconded a motion to adjourn the Board meeting at 10:52. Motion passed.**

Respectfully submitted:
s/Marcia Logan

(A copy of the Agenda for this meeting and the full Maintenance Report are attached on the following pages)

Indian Mountain Metropolitan District
Agenda for Regular Board Meeting
August 9, 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 (by phone), Jeanne Wells

Guests in Attendance: see sign in list.

Secretary's Report

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

Treasurer's Report

Motion: The board approves the Treasurer's Report for July 2025 bank balances on 7/31/25 include:

General Fund=\$262,036.10

Special Conservation Fund= \$1,506.74

Reserves Fund=\$12,057.12

CSAFE=\$33,569.03

Petty Cash=\$223.00

TOTAL IMMD=\$309,391.99

IMWSP Admin=\$20,703.68

IMWSP Water Acquisition=\$97.50

CORE=\$113,517.92

TOTAL IMWSP=\$134,319.10

Total IMMD + IMWSP=\$443,711.09

District Manager Report

WSP Administrator Report

IMMD/IMPOA Communication Report

Maintenance Report

Unfinished Business

- Capital Projects update
 - Fire Dept Cisterns on Chief
 - Shelter at Burn Pit
 - Fire Mitigation on Indian Mountain
 - Removal of picnic shelter on Chief
 - Community Center Floor

New Business

- 2025 SDA Conference
- 2025 Legislative Session Update
- Events:
 - Volunteer Luncheon - August 9
 - Chili Cook Off - October 11
 - Trunk or Treat - October 25
 - Scavenger Hunt - 2026

Public Comment

Meeting Adjourned

Next meeting: August 13, 2025

Maintenance Report – Pat Smith

IMMD Board Meeting August 9, 2025

- General:
- Overall – everything is going well.
 - Rounds to inspect and maintain facilities twice a week.
 - Monthly water testing and weekly insect and rodent control at all facilities.
- Community Center:
- Stair contractor finished the project with an addition to the deck to cover a gap between the stairs and the deck.
 - Windows were professionally washed.
- Comfort Station:
- A person tampered with the inside lobby camera by placing masking tape over the lens and physically turning the camera around. We originally thought this person was responsible for the toilet paper theft earlier in the week. However, the camera tampering was the night after the theft was already reported. It's unknown why the person did this. Nothing appeared to be missing or damaged. Through the downloading of the digital lock data and matching it up with camera footage, I was able to isolate what card was used for access. The name on the card was not the person in the video. The card, that was issued about 10 years ago, was deactivated. Several days later, per the digital lock download, the card attempted to be used and was denied access. I verified through video that the person denied access was the same person that had tampered with the camera. We have no idea who the person is, and they have not come in for a replacement card.
 - There is a pattern over the last few weeks, where someone taking the men's room soap dispenser into the shower because they are too cheap to buy soap. This resulted in past destroyed dispensers and no soap for others. This last time there was hand soap all over the floor in the shower room and the dispenser was empty. I've tried to match up digital lock downloads to video but have yet to find the culprit. It's getting narrowed down though.
 - I've had to replace both men's room shower wall wand holders as they were broken off. I wish people would be gentler.
- Lodge:
- All is well. It continues to be highly booked. Normal check-out of each guest and light cleaning.
- IM Park:
- Wildfire Mitigation – I hiked the approved treatment areas and took several "before" pictures of needed mitigation. We will compare areas when mitigation is completed.
 - Mitigation began on August 4th. I met on the mountain with the team from South Park Tree Services at their request, and we all got on the same page about details, expectations and specs of the project.

- RV Dump: - All is well.
- Dumpster Day went well. I assisted IMPOA in the set up including meeting the Dumpster transports at 6am and helping with the break-down at the end of the day.
- Old Picnic Pavilion: - The contractor will be starting the demolition in the next few weeks. We gave them until the end of September to get it done.
- Old RV Dump: - Pending Fire Department Cisterns.
- Breton Park: - All is well.
- IM Ranch: - Burn Pit is about 2/3 full. Volunteers are scarce.

- Re-Ordered Burn Pit gazebo and it was delivered 8/7/25 by the vendor to Home Depot. Regular Home Depot trucking is supposed to now deliver it up here. At the time of this writing, I'm waiting for delivery scheduling.
- IMMD Utility Trailer: - I've been working on the utility trailer that was donated to the District. It's now painted and due to the broken lights, all lights have been replaced. I've ordered new tires to replace the old balding tires. We should be good to put it into full service after tires are changed out. I obtained a change of title naming the owner as "Indian Mountain Metropolitan District" and have the new plates, registration and Insurance. Total spent \$335. Not bad... as a matching NEW trailer is going for \$1564.99 at Big-R.
- RV Storage Lot: - Last Inspection 8/6/25 32 RVs in the lot - 75 RVs are registered. 2 delinquent permits – emailed to get current.

- OLD 17ft Boat and Trailer- no serial numbers – has been there for decades and towing companies have been reluctant to haul off the boat. I cut up the steel trailer into manageable pieces and a metal scrapper took it away. It's a 1958 fiberglass Glass Craft boat that needs hazmat precautions considered to cut it up. I'm waiting for an estimate from a local company, "Trash Hounds" to haul it away.
- Digital Locks: - Continuing to update the software and database for cards & RV Dump keys.