

**Indian Mountain Metropolitan District
Board Meeting – 9:00 M
Community Center
September 13, 2025**

Board: Carol Darland, Glenn Haas (via phone), Marcia Logan, Jeff Mason, Dan Qualman

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

Guests: Deb Nagle, Alden and Bernadette Hunt, Edgar Vidal, Roy Wells

CALL TO ORDER: President Carol Darland called the meeting to order at 9:02 am

ADDITIONS TO AND APPROVAL OF AGENDA: MOTION: Carol Darland moved and Dan Qualman seconded a motion to accept the Agenda as presented. Motion passed.

SECRETARY: MOTION: Marcia Logan moved and Carol Darland seconded a motion to approve the minutes of the August 2025 Board Meeting as submitted. Motion passed.

TREASURER: Jeff Mason reviewed the August ending Balances in the various bank accounts and reported there were no problems. **MOTION:** Jeff Mason moved and Carol Darland seconded a motion to accept the account balances as of August 31, 2025 as presented on the Agenda. Motion passed.

General Fund	\$ 256,737.76
Special Conservation Fund	\$ 1,506.74
Reserves Fund	\$ 12,057.12
CSAFE	\$ 33,693.26
Petty Cash	\$ 223.00
TOTAL IMMD	\$ 304,217.30
IMWSP Admin	\$ 20,040.18
IMWSP Water Acquisition	\$ 102.50
CORE	\$ 113,088.22
TOTAL IMWSP	\$ 134,088.22
TOTAL IMMD + IMWSP	\$ 438,305.52

MOTION: Jeff Mason moved and Carol Darland seconded the motion to accept the Treasurer's Report on account balances as of August 31, 2025. Motion passed.

DISTRICT MANAGER:

- Jackie reported that IMMD received \$6,888.78 from Park County on 09/10/2025
- IMMD received \$254.32 from the Conservation Trust Fund on 09/12/2025.
- The application for 2025 Safety Grants will be prepared which pays for one-half for appropriate items up to \$637.49 this year. Some of the items in the Conservation Trust Fund projects will be covered.
- The Volunteer Luncheon went very well.
- The Official Budget Hearing needs to be scheduled in order to get the notice timely published in The Flume. The 2026 Budget will be presented to the Board at the October Board meeting on October 11, 2025. The Board was able to incorporate the 2026 Budget public hearing into the regular Board meeting on November 8, 2025 which meets at 9:00 am. The 2026 Budget needs to be adopted by December 15th.

- The Lodge needs a new water heater and an appointment with South Park Mechanical for a 30 gallon water has been made.
- The Burn Pit is now closed and 558 loads were accepted that resulted in 51 stacks to be burned. The neighboring subdivisions participated as follows:

▪ Indian Mountain	489 loads
▪ Stagesop	24 loads
▪ Lost Park	25 loads
▪ Elkhorn Ranches	10 loads
▪ Buffalo	10 loads
- Volunteers – 68 volunteers worked a total of 422 hours (of which Burning of the Pit = 42 hours) and Jackie Middelhoek, Pat Smith, and Jeanne Wells volunteering = 70 hours)
- The check for the demolition of the old picnic shelter payable to Springer needs to be co-signed and delivered to complete that project.
- South Park Tree Service has completed the first unit of the fire mitigation work on Indian Mountain also needs to be co-signed.

WSP Administrator:

- The Amended IGA from the HASP lawyers was received September 12, 2025 and needs to be reviewed. The Notice of Application hasn't been filed as yet.
- Jeanne passed her written field test to become a meter certifier and is now official. Jeanne will create a sign-up genius form for new enrollees to sign up to have their meters certified once she's recovered from a couple of broken ribs.
- HASP would like to have the individuals that joined HASP on an individual basis to be joined with the IMWSP for administrative purposes, but only if those individuals agree to it.
- There were four (4) participants that have not paid their fines; eleven (11) participants did not report for August.

IMMD / IMPOA Communication Report: Nothing to report.

Maintenance: Jackie reviewed Pat's Maintenance report for August. *A detailed Maintenance report is attached to the end of the Minutes.*

- **Overall**, things are going well with monthly routines.
- **Community Center** – the new landing and the deck for the downstairs doors were stained, which completed that project. Work was done to repair leaking gutters.
- **Comfort Station:** Investigated how paint was peeled in the family bathroom. This is the second time this has happened in the last year. Will be repainted again.
- **Lodge:** Booking continues to be high.
- **IM Park:** Pat and Jackie hiked the Unit 1 treatment area. South Park Tree Services did an amazing job to specs. They are moving on to Unit 2 in the plan.
 - Drove the logging trail and cleared several fallen trees to keep the trail open. The mitigated / masticated area is filling in nicely with grass.
- **RV Dump:** The port basins filled up with rainwater because the drain grooves were clogged. Specific details are included in the attached Maintenance report.
- **Old Picnic Pavilion:** The contractor completed the demolition and the project is closed.
- **Old RV Dump:** Pending Fire Department cisterns.
- **Breton Park:** All is well
- **IM Ranch:** The Burn Pit is full with a record 51 stacks.

- **Burn Pit Gazebo:** was finally delivered by Home Depot after almost 3 months and 5 attempts. Volunteers have poured the cement caissons and the gazebo will be built on September 20. The community people wanting to help with the project have been invited and six will be able to come which is more than enough help.
- **RV Storage Lot:** The last inspection was 09/01/2025 with 34 RVs in the lot; 79 RVs are registered. Three delinquent permit holders will be receiving emails requesting current information.
 - The old boat was hauled off by “Trash Hounds”. Project completed.
- **Digital Locks:** Continue to update the software and database for cards and RV Dump Keys.

UNFINISHED BUSINESS

Capital Projects Update

- **Fire Dept Cisterns on Chief:** The JCFPD dropped off their changes to the agreement for Jackie to review. The cisterns are to be ordered on 9/15/2025.
- **Shelter at the Burn Pit:** Pat Smith, Loren Klain, and Jeremiah Davidson helped pour the cement for the caissons. The Gazebo will be erected on September 20th.
- **Fire Mitigation Unit 1:** South Park Tree Services completed Unit 1 and have started on Unit 2.
- **Removal of Picnic Shelter on Chief:** The shelter has been removed completely.
- **Community Center Floor:** Pat will complete the grout work on the floor in October before LM Coatings starts their work in mid-November.

NEW BUSINESS

Events:

- **Chili Cook-off October 11:** A new judging process will be used at this year’s event and will consist of three independent judges who will be sequestered during their deliberations.
- **Trunk or Treat – October 25:** Carol will pick up prizes and Jeanne and Roy Wells will get the hay bales and pumpkins.
- **Scavenger Hunt 2026:** Basic work will be done in early winter for a hunt to take place in the spring – weather cooperating.

PULIC COMMENT: Carol reviewed some additional details on current projects for the guests present.

MEETING ADJOURNED: MOTION: Carol Darland moved and Dan Qualman seconded a motion to adjourn the meeting at 9:54 am. Motion passed.

NEXT MEETING: October 11, 2025.

Respectfully submitted,
s/Marcia Logan

*(The Agenda for this meeting follows on the next page.)
(The complete Maintenance Report follows the Agenda.)*

Indian Mountain Metropolitan District
Agenda for Regular Board Meeting
September 13, 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 August 2025, Regular Board Meeting

Treasurer's Report

Motion: The board approves the Treasurer's Report for August 2025 bank balances on 8/31/25 include:

General Fund=\$256,737.18	IMWSP Admin=\$20,040.18
Special Conservation Fund= \$1,506.74	IMWSP Water Acquisition=\$102.50
Reserves Fund=\$12,057.12	CORE=\$113,945.54
CSAFE=\$33,693.26	TOTAL IMWSP=\$134,088.22
Petty Cash=\$223.00	
TOTAL IMMD=\$304,217.30	Total IMMD + IMWSP=\$438,305.52

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

- Events:
 - Chili Cook Off - October 11
 - Trunk or Treat - October 25
 - Scavenger Hunt - 2026

Public Comment

Meeting Adjourned

Next meeting: October 11, 2025

Maintenance Report – Pat Smith

IMMD Board Meeting September 13, 2025

- General:
- Overall – everything is going well.
 - Rounds to inspect and maintain facilities twice a week.
 - Monthly water testing and weekly insect/rodent control at all facilities.
- Community Center:
- Stained the new landing and the deck for the downstairs doors.
 - Worked on leaking gutters.
- Comfort Station:
- Investigated peeled paint in family bathroom. This is the second time in the last year. Why would someone do that? This time they peeled about the size of a dinner plate right above the toilet tank. Pending re-painting.
 - Fixed broken timer light switch in entryway.
- Lodge:
- All is well. It continues to be highly booked. Normal check-out of each guest and light cleaning.
 - CORE electric company is in the area trimming hazard trees and working on the transformers. A copy of the CORE flyer is provided to each Lodge guest warning them of the work.
- IM Park:
- Wildfire Mitigation – Jackie and I hiked the Unit 1 treatment area. South Park Tree Services did an amazing job to specs. They are moving on to Unit 2 of the plan.
 - Jackie and I drove the logging trail. We cleared several fallen trees to keep the trail open. The mitigated/masticated area is filling in nicely with grass.
- RV Dump:
- The port basins filled up with rainwater because the drain grooves I cut into the ports last year were clogged. The locks were under water and people had trouble getting their keys to work after the water was drained. I've enlarged the drain grooves so sand cannot collect easily in them, and the locks were lubricated. Since then, to my knowledge, we have had no further problems.
- Old Picnic Pavilion:
- The contractor has completed the demolition. Project completed.
- Old RV Dump:
- Pending Fire Department Cisterns.
- Breton Park:
- All is well.

- IM Ranch:
- Burn Pit is full, with a record 51 piles.
 - Burn Pit gazebo was finally delivered by Home Depot after almost 3 months and 5 attempts. Cement caissons have been poured, thanks to amazing volunteers. The gazebo will be built on September 20th. Several people in the community have expressed interest in helping and all those folks have been invited. 6 volunteers can make it and will be there. We have more than enough help.
- RV Storage Lot:
- Last Inspection 9/1/25 34 RVs in the lot - 79 RVs are registered. 3 delinquent permits – emailed to get current.
 - Old Boat was hauled off by “Trash Hounds”. Project Completed.
- Digital Locks:
- Continuing to update the software and database for cards & RV Dump keys.