

**Indian Mountain Metropolitan District  
Board Meeting – 9:00 M  
Community Center  
October 11, 2025**

**Board:** Carol Darland, Marcia Logan, Jeff Mason, Dan Qualman, Glenn Haas (excused)

**Contract Staff:** Jackie Middelhoek, Patrick Smith, Jeanne Wells

**Guests:** Roy Wells, Dan and Susan Lautenback

**Call to Order:** President Carol Darland called the meeting to order at 9:03 am

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

**Secretary: MOTION: Marcia Logan moved and Jeff Mason seconded a motion to approve the September 2025 Board meeting minutes as presented. Motion passed.**

**Treasurer:** Jeff Mason reviewed the account balances as of September 30, 2025 and reported no questions. **MOTION: Jeff Mason moved and Carol Darland seconded a motion to accept the financial account balances. Motion passed.**

|                           |                             |
|---------------------------|-----------------------------|
| General Funds             | \$ 219,142.03               |
| Special Conservation Fund | \$ 1,761.45                 |
| Reserves Fund             | \$ 12,060.16                |
| CSAFE                     | \$ 33,812.35                |
| Petty Cash                | \$ 223.00                   |
| <b>TOTAL IMMD</b>         | <b>\$ 266,998.99</b>        |
| IMWSP Admin               | \$ 19,705.18                |
| IMWSP Water Acquisition   | \$ 102.50                   |
| CORE                      | \$ 114,356.28               |
| <b>TOTAL IMWSP</b>        | <b><u>\$ 134,163.96</u></b> |
| <b>TOTAL IMMD+IMWSP</b>   | <b><u>\$ 401,162.95</u></b> |

**MOTION: Jeff Mason moved and Dan Qualman seconded a motion to designate Jackie Middelhoek, Business Manager, to present the 2026 IMMD/IMWSP budget for 2026 to the Board.**

Jackie reviewed the change in the estimate for Insurance costs and reminded the Board that the HASP private plans may come into the WSP program and no assumptions for that occurrence have been incorporated into the 2026 IMWSP Budget.

**District Manager:** Jackie reported

- IMMD received \$3,698.59 from Park County on 10/10/2025;
- The Safety Grant application is in process. This grant will pay half of qualifying items up to \$637.49 this year and will cover some of the items in the Conservation Trust Fund projects.

- Valley Precast began sending Field Inspection & Service Reports, which will aid in determining when the tanks need to be pumped. The new RV Dump doesn't need to be done for a couple of years.

**WSP Administrator Report:** Jackie reported

- The updated IGA (Intergovernmental Agreement) was signed by Carol Darland. Dave Wissel needs to sign the copy of the IGA and return it.
- Jeanne Wells has been certifying the newly installed water meters. Six people in the new tranche have not signed up for certification, which is a requirement to join WSP. Jackie emailed them again on October 10, 2025 to remind them of the requirement.
- Jackie will handle the well permit applications for new enrollees during October and November.
- Only one WSP participant failed to report gallon usage for the month of September.
- Four of the properties (in WSP) listed for sale have closed. There are currently 19 properties that have not sold.

**IMMD/IMPOA Communication:**

- The Craft Fair was a success.
- Becca Wilhelm is working on the 2026 Calendar.

**Maintenance:** Pat Smith reported

**General** Overall everything is going well.

- Rounds to inspect and maintain facilities occur twice a week
- Monthly water testing and weekly rodent control at all facilities
- All facility water filters were replaced.
- All facility fire extinguishers (9 total) were certified.

**Community Center:**

- There were 3 event check ins/outs – Craft Fair, family reunion and a wedding happened all in one day over one weekend.
- Kitchen range hood and fire alarm were tested and certified.

**Comfort Station:**

- Repainted the area in the family bathroom where someone peeled off the paint.
- Theft of a disposable bag liner from the women's bathroom.

**Lodge:**

- All is well. Continues to be highly booked with quick turnarounds.
- The water heater will be replaced next week, under budget, for \$2,900.

**IM Park:**

- Wildfire Mitigation – Unit 2 is complete. Pat will walk the area as time and weather permit.
- Notified by a property owner of motorcycles riding on the logging trail last Saturday (11/6/25) blatantly ignoring the **Emergency and Authorized**

**Vehicles Only** signs. *More detailed information can be found on the complete Maintenance report attached to these minutes.*

**RV Dump:**

All is well. Met with the Services Assistant Manager of Valley Precast who provided helpful tips to maximize the efficiency of the maintenance system (FAST) and tanks. *More details included in the attached Maintenance report.*

**IM Ranch:**

Burn pit gazebo is complete with the wonderful help of volunteers: Jeremiah Davidson, Guy Halligan, John Haug, Barb Holden, Loren Klain, Jeff Mason, and Gene Nagle. The project could not have been completed without them all.

Staining of the gazebo will be done (weather cooperating) in the next couple of weeks.

*(Please refer to the complete Maintenance Report attached to these Minutes for additional details)*

**Unfinished Business:**

**Capital Projects Update:**

- Fire Department Cisterns on Chief: The 1,000 gallon tank cannot be connected to the other two concrete tanks but can still be used the way they have been.
- The Easement and Maintenance Agreement has been signed and Trent Smith (Fire Chief) has ordered the tanks and is waiting to get the installation date.
- Shelter at Burn Pit: Shelter was built on September 20<sup>th</sup> and looks great. *More details can be found in the Maintenance Report*
- Fire Mitigation on Indian Mountain: The crew finished the 1<sup>st</sup> and 2<sup>nd</sup> Treatment Units and is working on Unit 3 now.
- Community Center Floor: Lester is scheduled for November 17<sup>th</sup> and Pat will take care of the grout before then.

**New Business:**

**Discuss lending the water cistern to Barb Holden:** The Board received a donation of a 325 gal cistern and trailer from an IM property owner who was moving. The cistern is not currently being used. Barb Holden is a long-time IM resident and will obtain her own water and return the unit to IMMD. It is a win/win all around.

**Scheduling of Budget Hearing: MOTION: Carol Darland moved and Jeff Mason seconded a motion to schedule the IMMD Budget Hearing for 2026 at the beginning of the regular Board meeting on November 8, 2025 at 9:00 am. Motion passed.**

**IMMD / IMPOA Newsletter Articles Needed by October 24<sup>th</sup>:**

Suggestions were:

- Fire Mitigation on Indian Mountain (Dan Qualman)
- The new gazebo at the Burn Pit (Pat with pictures)
- The Fire Cisterns on Chief (Carol)

- The refinished parking lots at the CC and RV Dump – has been covered in previous newsletters
- The new steps down to the CC basement (Carol)
- The new RV Dump station will close for the season on November 1 (Jackie)
- Burn Pit is closed for the season and hopes to open next June if the pit is burned before then (Jackie)
- Forbidden to drive motorcycle, any motorized vehicle on the emergency fire road off Chief (Jackie)
- What is IMMD responsible for and what is IMMD NOT responsible for
- 75 property owners are joining the IMWSP

### ***How to be a Good Neighbor***

- Be Bear Aware with our trash; there are no legal places to dump trash in IM
- Keep you dogs contained, leashed, and quiet
- Don't keep your outdoor lights on
- Don't run generators 24/7
- Trashing your property
- Don't dust walking/biking people wile driving by them – slow down

### **Events**

- Chili Cook-Off – October 11 from 2pm to 6pm.
- Trunk or Treat – October 25. Candy, cider, hot chocolate and kiddy prizes; pumpkins have been secured
- Scavenger Hunt – 2026

**Public Comment:** None

**Meeting Adjourned: MOTION: Carol Darland moved and Jeff Mason seconded a motion to adjourn the meeting at 10:49. Motion passed.**

**Next Meeting:** November 8, 2025

Respectfully submitted:  
s/Marcia Logan

***(The Agenda for this meeting is attached on the next page)***

Indian Mountain Metropolitan District  
Agenda for Regular Board Meeting  
October 11, 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 (by phone), Marcia Logan, Jeff Mason, Dan Qualman

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

Guests in Attendance: see sign in list.

Secretary's Report

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

Treasurer's Report

**Motion:** The board approves the Treasurer's Report for September 2025 bank balances on 9/30/25 include:

General Fund=\$219,142.03

Special Conservation Fund= \$1,761.45

Reserves Fund=\$12,060.16

CSAFE=\$33,812.35

Petty Cash=\$223.00

TOTAL IMMD=\$266,998.99

IMWSP Admin=\$19,705.18

IMWSP Water Acquisition=\$102.50

CORE=\$114,356.28

TOTAL IMWSP=\$134,163.96

Total IMMD + IMWSP=\$401,162.95

Treasurer presents Budget to the Board

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**

- Discuss loaning the water cistern to Barb Holden
- Motion for Board to approve Jackie Middelhoek as designee to present the Budget
- Scheduling of Budget Hearing
- IMMD/IMPOA Newsletter Articles Needed by October 24th
- Events:
  - Chili Cook Off – October 11
  - Trunk or Treat – October 25
  - Scavenger Hunt - 2026

Public Comment

Meeting Adjourned

Next meeting: November 8, 2025

**Maintenance Monthly Report – Pat Smith**

IMMD Board Meeting October 11, 2025

- General:
- Overall – everything is going well.
  - Rounds to inspect and maintain facilities twice a week.
  - Monthly water testing and weekly rodent control at all facilities.
  - All facility water filters were replaced.
  - All facility fire extinguishers certified (9 of them total).
- Community Center:
- 3 event check ins and check outs – Craft Fair, family reunion, and wedding, all one day after another over one weekend.
  - Kitchen range hood and fire alarm tested and certified.
- Comfort Station:
- Painted the area in the family bathroom that someone had peeled the paint off. Sheesh.
  - Someone stole the stainless-steel disposable bag liner from one of the women’s room feminine products receptacles. At least the outer stainless-steel receptacle remains and is usable. Sheesh again.
- Lodge:
- All is well. It continues to be highly booked with quick turnarounds. Normal check-out of each guest and light cleaning.
  - The water heater will be replaced next week, under budget, for \$2900.
- IM Park:
- Wildfire Mitigation – Unit 2 is complete. I have not yet had a chance to walk the area.
  - Complaint about motorcycles on the logging trail last Saturday. The complainant who has a cabin that borders IM Park thinks he knows who it was but has no proof. They willingly disregarded the “No Unauthorized Vehicles” sign and cable across the entrance. I had taken down the trail camera because there were no violations all season, but I’ll put it up again until winter. Something to consider is that a determined, entitled, sociopathic, horrible neighbors like these people will just cut through adjacent private property or go through the Disc Golf course to get there so a real gate would be a waste of time and money. Besides, a swinging gate is not feasible due to the grade, the required length, and it would inhibit emergency vehicles.

- RV Dump: - All is well. I met with the Valley Precast service assistant manager when he was servicing the FAST system and the tanks. He advised that even though we close the RV Dump in winter months, we should leave the FAST system on. It maintains a healthy microbiome and warms the main tank to 55 degrees for optimal bacteria population. He said there is not yet affluent reaching the pumping tank so there is nothing yet going to the leach field. There is nothing for us to do right now. They will be sending us service reports and will let us know when tanks need pumping.
- Old RV Dump: - Pending Fire Department Cisterns.
- Breton Park: - All is well.
- IM Ranch: - Burn Pit gazebo is complete!
- The cement foundation footings were poured with the help of Jeremiah Davidson and Loren Klain (and Loren's tractor).
- Three tons of rock were hauled and spread with the help of Jeremiah Davidson (and his 16ft trailer).
- The gazebo was raised with the amazing help of:  
Jeremiah Davidson, Guy Halligan, John Haug, Barb Holden, Loren Klain, Jeff Mason, and Gene Nagle.
- Seriously, this project could not have been completed without them all!
- It is anchored to the cement footings to prevent any movement from our harsh winter winds.
- Staining of the gazebo will be done within the next couple of weeks.
- RV Storage Lot: - Last Inspection 9/1/25 34 RVs in the lot - 80 RVs are registered. 2 delinquent permits – emailed to get current.
- Digital Locks: - Continuing to update the software and database for Comfort Station cards & RV Dump keys.