

**Indian Mountain Metropolitan District
Board Meeting
Community Center 9:00 am
November 8, 2025**

Board: Carol Darland, Glenn Haas, Marcia Logan, Dan Qualman
Contractors: Jackie Middelhoek, Patrick Smith, Jeanne Wells (via phone)
Guests: Edgar Vidal, Scott Summer, Loren Klain

Call to Order: President Carol Darland called the meeting to order a 9:02 am

Additions to and Approval of Agenda: Carol Darland wanted to add a discussion item on year-end bonuses to New Business. **MOTION: Carol Darland moved and Dan Qualman seconded a motion to approve the Agenda as amended. Motion passed.**

2026 Budget Hearing: Budget Discussion and Public Comments on 2026 Budget:
Jackie Middelhoek distributed copies of the proposed 2026 Budgets for IMMD and IMWSP. She reviewed the expected Beginning Balance and each subsequent line item and the assumptions used for calculating the amount for each. A short discussion on a couple of items ensued and then the following Resolutions were presented to complete the Budget approval process:

***Resolution #1** “A Resolution levying the General Property Taxes for the Year 2025 to help defray the cost of government for the Indian Mountain Metropolitan District, Park County, Colorado for the 2026 Budget Year.”

MOTION: Carol Darland moved and Glenn Haas seconded a motion to adopt the Resolution to set the mill levy at the same value as it’s been (6.943mills). Motion passed.

***Resolution #2** “ Resolution to Adopt Budget summarizing expenditures and revenues for each Fund and Adopting a Budget for the Indian Mountain Metropolitan District, Park County, Colorado for the calendar year beginning on the first day of January 2026 and ending on the last day of December 2026.”

MOTION: Carol Darland moved and Dan Qualman seconded a motion to adopt the budget (IMMD and IMWSP) as presented. Motion passed.

***Resolution #3** “Resolution to Appropriate Sums of Money” to the various funds and spending agencies in the amount and for the purpose as set forth in the full Resolution text for the Indian Mountain Metropolitan District, Park County Colorado, for the 2026 Budget year.

MOTION: Carol Darland moved and Glenn Haas seconded the motion that the appropriations specified in the full text be approved. Motion passed.

Secretary: MOTION: Marcia Logan moved and Dan Qualman seconded a motion to approve the Minutes of the October 2025 Regular Board meeting as presented. Motion passed.

Treasurer: MOTION: Jeff Mason moved and Glenn Haas seconded a motion to approve the Treasurer report of account balances as of October 2025 as shown below. Motion passed.

General Fund:	\$161,201.94
Special Conservation Fund	\$ 1,761.45
Reserves Fund	\$ 12,060.16
CSAFE	\$ 33,932.45
Petty Cash	<u>\$ 223.00</u>
TOTAL IMMD	\$209,179.00
IMWSP Admin	\$ 14,972.15
IMWSP Water Acquisition	\$ 102.50
CORE	<u>\$114,772.46</u>
TOTAL IMWSP	<u>\$129,847.11</u>
TOTAL IMMD+IMWSP	<u>\$339,026.11</u>

District Manager: Jackie reported the following updates:

- The Safety Grant was approved and awaiting for a check for \$637.49
- The CTF (Conservation Trust Fund) Certification was filed at DOLA and transferred \$1,500 from the Conservation Account to the IMMD general account to reimburse for 2025 CTF expenses.
- Arrangements are in place to ensure the budget and all compliance items are filed appropriately.
- Work will begin shortly on the audit exemption for next year.

WSP:

- The fully signed copy of the 4th Amended IGA (Intergovernmental Agreement) was received from HASP. HASP has filed a notice of Application with the DWR (Division of Water Resources) for the 6th tranche.
- Jeanne Wells has completed the certification of all the meters that had not yet been certified except for one that was delayed because of owner health issues.
- Jackie will be completing the well permit applications for new enrollees during November.
- Three dismissal letters need to be signed and mailed via certified mail.

- The October Delinquent list showed three participants have not paid the levied fines.
- Fourteen participants did not report the monthly gallon usage by the deadline date.
- Sixteen participants have their properties currently listed for sale.

IMMD/IMPOA Communication:

- The Indian Mountain 2026 Calendars have been received and are very nicely done. Contact the Business Office (Jackie) for further information.
- There is a need to reevaluate the Firewise program and how best to administer the different aspects of the program. There is a bit of overlap and details need to be clarified. Edgar Vidal (new President of IMPOA) was present at this meeting and he and Carol agreed to get together in January.

Maintenance: Pat Smith presented the current status of maintenance issues. *(A copy of Pat's full report is attached to these minutes.)*

General: Overall everything is going well. The fall battery changes at all the facilities were completed including Digital locks, CO monitors and smoke alarms.

Community Center: Broken pool cues were repaired.

Comfort Station:

- Repaired another 2 broken shower wand holders.
- Cleaned up OATS that were spilled on the floor that the subsequently visiting mice enjoyed. Traps were set to eliminate the mice problem.

Lodge: South Park Mechanical replaced the water heater and they also inspected the furnace and all is well.

IM Park: The Wildfire Mitigation is complete for this year. Fall maintenance at the park included Disc Golf inspection of equipment and the Snowboard bench was brought down to the Lodge from the 11th tee-box.

RV Dump: All is well and the facility was closed for the season on November 1. The General Contractor for the project, Pete Ambrose, came by to check that everything was going as expected (it is!!)

IM Ranch:

- The new gazebo at the Burn Pit was stained and the Shelter Project is complete.
- Golf flags and archery targets have been picked up and stored for the winter.
- Golf course fences have been mended and the ranch is ready for winter.

(Reminder: The full report is attached to these minutes.)

Unfinished Business:

Capital Projects Status

Fire Cisterns on Chief: The installation of the two 3,500 gallon tanks has been postponed until next summer as it is too cold now to put in the foam insulation they need. *(See Pat's report for additional details)*

Fire Mitigation on Indian Mountain: The crew finished Treatment Units 1-4 and was paid in full. South Park Tree Services would really like to work with us in the future. Jackie and Pat walked the mitigated areas and SPTS did a great job.

Community Center Floor: Pat (and helpers!) have begun working on replacing the grout on the floor prior to the resealing project to be done by LMC starting on November 24th.

New Business

Canadian Thistle Mitigation - 2026: This problem has surfaced and is in need of attention. A property owner has alerted Jackie to it and will be providing more information to help in developing an action plan.

Motion to approve hiring Schilling and Co to perform audit exemption next year for \$2,600. MOTION: Carol Darland moved and Jeff Mason seconded a motion to hire Schilling and CO to prepare the Audit Exemption for 2026. Motion passed.

Proposal for Cleaning Facilities: MOTION: Carol Darland moved and Jeff Mason seconded the motion to accept the proposal submitted for cleaning the facilities for 2026.

Proposals for District Manager, Office Staff, and Maintenance agreements.

MOTION: Carol Darland moved and Dan Qualman seconded the motion to approve a \$1/hour increase for 2026 as presented in Agreements. Motion passed and the Agreements were approved.

Motion to approve WSP \$75 Administrative fee for 2026. MOTION: Carol Darland moved and Glenn Haas seconded a motion to set the WSP Administrative fee at \$75 for 2026.

Motion to approve 2026 Meeting Dates. MOTION: Carol Darland moved and Jeff Mason seconded a motion to approve the schedule of meeting dates to continue on the second Saturday of every month at 9:00 am at the Community Center. Motion passed.

Discussion regarding canceling the December meeting. The Board has completed all of it's work for 2025 so barring an emergency, the meeting could be canceled for the holidays. **MOTION: Carol Darland moved and Dan Qualman seconded a motion to cancel the December 2025 Board Meeting. Motion passed.**

Events:

- Scavenger Hunt – 2026
- Ribbon Cutting Ceremony at the Burn Pit Opening and Golf Course – 2026
- Organize an IMMD / IMPOA “education” meeting for new owners and a refresher for all property owners.

Public Comment: None

Meeting Adjourned: MOTION: Carol Darland moved and Jeff Mason seconded a motion to adjourn the board meeting at 10:51. Motion passed.

Respectfully submitted:
s/Marcia Logan, Secretary

(The Agenda for this meeting is attached on the following page along with the Maintenance Report)

Indian Mountain Metropolitan District
Agenda for Regular Board Meeting
November 8, 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, Jeanne Wells (excused)

Guests in Attendance: see sign in list.

2026 Budget Hearing: Budget Discussion and Public Comments on 2026 Budget

Motion to approve 2026 IMMD/WSP Budget and accompanying Resolutions

Secretary's Report

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

Treasurer's Report

Motion: The board approves the Treasurer's Report for October 2025 bank balances on 10/31/25 include:

General Fund=\$161,201.94

Special Conservation Fund= \$1,506.74

Reserves Fund=\$12,057.12

CSAFE=\$33,932.45

Petty Cash=\$223.00

TOTAL IMMD=\$208,921.25

IMWSP Admin=\$14,972.15

IMWSP Water Acquisition=\$102.50

CORE=\$114,772.46

TOTAL IMWSP=\$129,847.11

Total IMMD + IMWSP=\$338,768.36

District Manager Report

WSP Administrator Report

IMMD/IMPOA Communication Report

- Firewise

Maintenance Report

Unfinished Business

- Capital Projects update
 - Fire Dept Cisterns on Chief - 2026
 - Fire Mitigation on Indian Mountain
 - Community Center Floor

New Business

- Motion to approve hiring Schilling and Co. to perform audit exemption at \$2,600
- Proposal for cleaning facilities
- Proposals for District Manager, Office Staff, and Maintenance agreements
- Motion to approve WSP \$75 administrative fee for 2026
- Motion to approve 2026 Meeting Dates
- Discussion regarding canceling December meeting
- Events:
 - Scavenger Hunt – 2026
 - Ribbon Cutting Ceremony at the Burn Pit Opening and Golf Course - 2026

Public Comment

Maintenance Monthly Report – Pat Smith

IMMD Board Meeting November 8, 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.
 - Fall battery changes at all facilities (DL Locks, CO and fire detectors)
- Community Center:
- Re-grouting of the floor is coming along.
 - Fixed broken pool cues.
- Comfort Station:
- Weekly cleaning is going to our off-season schedule of every 2 weeks.
 - repaired 2 broken shower wand holders.
 - Unclogged women’s shower - some kind of thin fabric was in drain.
- 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 was replaced by South Park Mechanical.
 - The furnace was inspected by South Park Mechanical, and all is well.
- IM Park:
- Wildfire Mitigation – All 4 Units are complete. Mitigation is complete for this year.
 - Fall maintenance at park included Disc Golf inspection of equipment and Snowboard bench brought down to the Lodge from the 11th T-box.
- RV Dump:
- All is well. We closed it down on November 1st for the season.
 - Met with Pete Ambrose, the General Contractor for the project, as he checked in the make sure everything was going as expected.
- Old RV Dump:
- Cisterns are postponed until next year. Fire chief notified that the exploratory hole next to the existing cistern is still there and we think the water inside could freeze. He had hole filled in and water put in tank for winter.
- Breton Park:
- All is well. Fences inspected.
- IM Ranch:
- Stained the Burn Pit gazebo. Shelter project is complete.
 - Extra cement and other supplies, including concrete forms stored inside in the Maintenance Shed and some in the Community Center basement.
 - Golf flags and archery targets picked up and stored for the winter.
 - Golf course fences mended, and the ranch is ready for winter.
- RV Storage Lot:
- Last Inspection on 11/2/25 57 RVs in the lot
81 RVs registered 12 delinquent permits
- Digital Locks:
- Continuing to update the software and database for Comfort Station cards & RV Dump keys.