

**Indian Mountain Metropolitan District  
Board Meeting - 9:00 M  
Community Center  
January 10, 2026**

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

**Staff:** Jackie Middelhoek, Patrick Smith, Jeanne Wells via phone

**Guests:** Edgar Vidal, Gene Nagle, Barbara Holden, Wallie and Cyndy Weld, Cyndra Dietz (Thistle presentation)

**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 Glenn Haas seconded the motion to accept the Agenda as presented. Motion passed.**

**Secretary: MOTION: Marcia Logan moved and Dan Qualman seconded a motion to approve the November 2025 Board meeting minutes as presented. Motion passed.**

**Treasurer:** Jeff Mason reviewed the account balances as of December 31, 2025 and reported no questions. **MOTION: Jeff Mason moved and Marcia Logan seconded a motion to accept the financial account balances as presented on the Agenda. Motion passed.**

General Funds	\$ 102,426.29
Special Conservation Fund	\$ 593.47
Reserves Fund	\$ 12,063.20
CSAFE	\$ 34,158.11
Petty Cash	\$ 223.00
<b>TOTAL IMMD</b>	<b>\$ 149,464.07</b>
IMWSP Admin	\$ 93,536.15
IMWSP Water Acquisition	\$ 112.50
CORE	\$ 35,434.56
<b>TOTAL IMWSP</b>	<b>\$ 129,083.21</b>
<b>TOTAL IMMD+IMWSP</b>	<b>\$ 278,547.28</b>

**District Manager:** Jackie Middelhoek reviewed several activities for the end of 2025 as follows:

- Safety Grant was approved and a check for \$637.49 was received.
- Filed with the appropriate recipient departments/agencies the Budget and Mill Levy before the deadlines and handled all the required compliance items.
- Acquired a burn permit for the 2026 Burn Pit activity.
- Explained a problem with the compliance requirements of 2024 HB24-1302, which requires Counties to gather additional information when they collect the Mill Levy Certifications. Appears to be a breakdown in communication on the submission mechanics between the County and the districts. Jackie found information on the DOLA website and submitted the required information to April Chabot (Park County) and requested confirmation on how the information should be submitted going forward. So far, no response from Park County.
- Tax income for December was Specific Ownership \$2,105.95
- Most journal entries for year-end have been made, but there are still some invoices that haven't been received yet.
- Preparation of 1099s, the Conservation Trust Fund Annual Report, and entering the 2026 Budget into QuickBooks are still in process.
- The Audit Exemption is almost finished.
- A request was made by a resident to rent the CC kitchen for a couple of hours each month. The Board discussed the request in relation to the Service Plan for the District and denied the request.

### **WSP Administrator:**

- WSP closed on the additional water purchase on January 1, 2026 and received the HASP certificate, which was sent on to the Colorado Division of Water Resources.
- Well Permit Applications for 44 of the new enrollees were completed and emailed to the new enrollees for them to file with the Colorado Division of Water Resources.
- A packet of information (individual certificates and first 3 pages of the HASP Certificate, the reporting IDs and reporting instructions to all 78 new participants) was sent out; integrated all new participants in the Master List and file cabinet and added them to QuickBooks.
- Administrative Fee billings were sent out on January 1, 2026.
- Google Forms was modified to set parameters to flag users not logging in properly which will save a lot of extra time required of Jackie when sending out reminders and numbers to HASP.
- So far, 102 members have paid on time with a credit card or bank account.
- Jackie reviewed a situation with a recent dismissal letter sent to a WSP participant. After Jackie reviewed the letter from the participant regarding the situation, she recommended to the Board that the dismissal letter be canceled and the participant be allowed to stay in the program.  
**MOTION: Glenn Haas moved and Jeff Mason seconded a motion to allow the participant to remain in the WSP program. Motion passed.**

**Delinquent:** Four participants still have not paid the fine(s) levied on them.

Eight participants did not report gallon usage for December. Three of them will be receiving fines for not submitting information in a reporting period (fines levied for 3 missed reports in a 12 month rolling period).

**IMMD/IMPOA Communication:** Carol Darland reported that the Community Survey project suggested by Glenn Haas and Edgar Vidal (President of IMPOA) should move forward. The Fire wise program is still planned for 2026.

### **Maintenance:**

- Pat Smith summarized the current status of maintenance issues for the last half of November and the month of December 2025. Overall, everything is going well. He reported that all the facilities emerged unscathed from the horrible windstorms and extended power outages that hit Park County in December. Pat estimates that possibly 100 trees were blown down in the neighborhood and when he can, he will survey Indian Mountain Park for any downed trees on the trails and Disc Golf course.
- Pat also reported that there has been an increase in County Code Enforcement against property owners who did not remove their travel trailers / RVs by November 1, 2025 which has resulted in an increase in storage usage at the RV Lot.
- The insulated spigot cover at the Comfort Station has been repeatedly left off in freezing temperatures. After some surveillance and detective work, the culprit has been identified and contacted. The spigot has been covered since then. There is a human safety requirement for the Comfort Station to have running water available at all times for those owners who choose to stay over during the winter months. The situation will continue to be monitored.
- The new Gazebo valiantly weathered the 80+mph gusts in December and suffered no damage.
- The Burn Pit will be burned when the fire department gives permission.

*(A copy of the Maintenance Report is attached to these Minutes)*

### **Unfinished Business:**

#### **Capital Projects Update:**

- Fire Department Cisterns on Chief – project on hold until warmer weather returns
- Fire Mitigation on Indian Mountain – grant information for 2026 work should be received in March
- Community Center Floor – project is completed and looks very nice. All involved did a great job.

**Events:**

- Scavenger Hunt is still planned for spring 2026
- Ribbon Cutting Ceremony at the Burn Pit Opening and Golf Course – still planned for 2026
- Explore an event with IMPOA for new members
- Investigate possible presentation May 23, 2026 on “Tarryall Gold” prospecting – Jackie will add to the list.

**New Business:**

- Discuss having precinct meetings (both parties) at CC: Wallie and Cyndy Weld are involved with arrangements for the first week in March to participate in Precinct Caucus meetings. These are necessary to determine delegates and alternates to both County Assemblies and the State Assembly to select candidates for the upcoming off-year elections. The Board verified that the meetings were open for anyone to attend as observers but the only attendees that can participate are currently registered Republicans in Park County. (Democrats hold a zoom call rather than an “in person” gathering). It is scheduled for March 3, 2026, 6:15 pm to 9:30 pm.
- Neighborhood Survey: Glenn Haas and Edgar Vidal were given the go-ahead to pursue developing a Community Survey.
- Articles for Winter Newsletter: Carol suggested including short bios on the IMMD Board members; Glenn suggested an article on the new owners of Jefferson Market. Jackie suggested an article on the new WSP members. All articles are due to Becca Wilhelm by January 26, 2026.
- Resolution Designating Location to Post Notice: **MOTION: Carol Darland moved and Dan Qualman seconded a motion to sign a resolution stating the official posting sites for District information for 2026 will be the IMMD website and the Community Center bulletin board. Motion passed.**
- **Canadian Thistle Mitigation** – 2026 Cyndra Dietz (IM property owner) presented interesting information regarding the problem of Canada Thistle throughout Indian Mountain. There is a legal requirement for mitigation work to be done and more information will be available in February.

**Public Comment:** None

**Meeting Adjourned: Motion: Carol Darland moved and Dan Qualman seconded a motion to adjourn the Board Meeting at 11:11 am. Motion passed.**

**Next Meeting:** February 14, 2026

Respectfully submitted:  
s/Marcia Logan, Secretary

*(A copy of the Agenda for this meeting is attached to the following page)*

Indian Mountain Metropolitan District  
Agenda for Regular Board Meeting  
January 10, 2026  
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 (by phone)  
Guests in Attendance: see sign in list.

Secretary's Report

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

Treasurer's Report

**Motion:** The board approves the Treasurer's Report for December 2025 bank balances on 12/31/25 include:

General Fund=\$102,426.29  
Special Conservation Fund= \$593.47  
Reserves Fund=\$12,063.20  
CSAFE=\$34,158.11  
Petty Cash=\$223.00  
TOTAL IMMD=\$149,464.07

IMWSP Admin=\$93,536.15  
IMWSP Water Acquisition=\$112.50  
CORE=\$35,434.56  
TOTAL IMWSP=\$129,083.21

Total IMMD + IMWSP=\$278,547.28  
District Manager Report  
WSP Administrator Report  
IMMD/IMPOA Communication Report  
Maintenance Report

**Unfinished Business**

- Capital Projects update
  - o Fire Dept Cisterns on Chief - 2026
  - o Fire Mitigation on Indian Mountain
  - o Community Center Floor
  
- Events:
  - o Scavenger Hunt - 2026
  - o Ribbon Cutting Ceremony at the Burn Pit Opening and Golf Course - 2026

**New Business**

- Discuss having precinct meetings (both parties) at CC
- Neighborhood survey
- Articles for Winter Newsletter
- Resolution Designating Location to Post Notice
- Canadian Thistle Mitigation – 2026

Public Comment

Meeting Adjourned

Next meeting: February 14, 2026

**Maintenance Monthly Report – Pat Smith**

IMMD Board Meeting January 10, 2026

December 2025 there was no board meeting, so this covers that period also.

General: - Overall – everything is going well.

- Rounds to inspect and maintain facilities twice a week.
- Monthly water testing and weekly rodent control at facilities.
- All facilities made it unscathed through the unbelievable windstorm and extended power outages in December. Possibly hundreds of trees down in the neighborhood. Repeatedly checked the facilities and Lodge guests who stayed through the storm without power.

Community Center: - Floor refinishing project is completed

Comfort Station: - The insulated spigot cover had been repeatedly left off in freezing temperatures. 3 covers missing and 1 demolished. I had to de-thaw the spigot twice. By reviewing video found 1 person who almost daily left the cover off. Figured out who it was and they have been contacted. The spigot has been covered since. One other person has also been talked to who once forgot to put the cover back on.

Lodge: - All is well. It continues to be highly booked with quick turnarounds.  
Normal check-out of each guest and light cleaning.

IM Park & Breton Park: - All is well as far as we know. I have not yet been on the mountain to evaluate trees blown down.

RV Dump: - All is well. Closed for the season.

IM Ranch: - The gazebo valiantly weathered the 80mph gusts in December.  
There is no damage.

- The Burn Pit will be burned when the fire department gives us permission.

RV Storage Lot: - Last Inspection on 12/15/25 57 RVs in the lot  
83 RVs registered 5 delinquent permits

- 6 RVs were blown off their jack stands during the crazy wind in December, and several taillights and license plates were torn off. All owners with damage were notified. The road was blocked by a 2-foot snowdrift that turned into a hard glacier by the winds. Access was walk-in only for almost 2 weeks.
- There has been a rush of people getting their RVs into the Storage Lot. Park County Code Enforcement has been sending letters to property owners to get their RVs off their lots from November 1st through April 31<sup>st</sup>.