

**Indian Mountain Metropolitan District
Board Meeting - Community Center
February 13, 2026 9:00**

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

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

Guests: Edgar Vidal, Barbara Holden, Penny Dunn, Larry & Diane Crook, Cyndra Dietz

Call to Order: Acting President, Glenn Haas called the meeting to order at 9:00 am

Additions to and Approval of Agenda: MOTION: Glenn Haas moved and Jeff Mason seconded the motion to accept the Agenda as published. Motion approved.

Secretary: MOTION: Marcia Logan moved and Jeff Mason seconded the motion to approve the January 2026 Minutes of the Board Meeting as presented. Motion approved.

Treasurer: Jeff Mason reviewed the bank account balances as submitted for January 2026 and shown below. **MOTION: After reviewing the account balances as of January 31, 2026, Jeff Mason moved and Dan Qualman seconded the motion to approve the Treasurer’s report as presented. Motion approved.**

General Fund	\$ 97,245.11
Special Conservation Fund	\$ 593.47
Reserves Fund	\$ 12,063.20
CSAFE	\$ 34,268.30
Petty Cash	\$ 223.00
TOTAL IMMD	<u>\$144,393.08</u>
IMWSP ADMIN	\$ 36,051.17
IMWSP WATER ACQUISITION	\$ 112.50
CORE	\$ 35,552.24
TOTAL IMWSP	\$ 71,715.91
TOTAL IMMD+IMWSP	\$216,108.99

District Manager: Jackie Middelhoek reviewed the activity from January as follows:

- The CTF (Conservation Trust Fund) Annual Report, the Budget, Transparency and Boundaries letter were all accepted by DOLA (Department of Local Affairs).
- Tax Income for January was: Taxes \$1,559.90; Fees \$46.80; Specific Ownership \$1,956.56 for a total of \$3,469.66.
- All the Journal Entries have been made and all Audit Exemption materials have been sent to Dawn at Schillings.
- All 1099’s were filed.
- Jackie is doing research on purchasing a new computer for the office as the current machine is reaching it’s end-of-life. The new computer would have to be compatible with the current screens.
- QuickBooks has again raised their rate. For 2026 it will be \$1,149.
- Jackie and Pat attended a zoom meeting of the County Commissioners regarding a first draft of additional short-term rental legislation. The County’s figure of the number of lots that

comprise Indian Mountain is 2,531, of which 864 are improved – resulting in six (6) STR's being allowed in Indian Mountain. Some discussion ensued about the discrepancy in the number of lots and Jeff Mason and Glenn Haas will investigate to determine the correct numbers. The Conservation Trust Fund also has different numbers and Jackie will inquire to determine the reason for the variance.

- Additional key cards will be ordered for the Comfort Station and RV Dump Station.

WSP Administrator:

- Jackie emailed updated individual certificates to all new enrollees who are well owners as their new permits are being approved.
- Billing reminders to pay the 2026 Administrative Fee were sent to those in arrears on January 23, 2026 and February 13, 2026.
- Also sent were reminders to ten new enrollees who have not filed their new well permit applications of which, three are waiting until their decree amendment gets approved by the Division 1 Water Court.
- Working on small updates needed for the WSP Operations Manual.
- Jackie reviewed the Delinquent List status of the four WSP participants that have not paid their fines.
- There were 15 participants that didn't report their January gallon usage on time.

IMMD/IMPOA Communications: Jackie reviewed the need for IMPOA to change some of their procedures to more effectively meet the needs of IMPOA members...specifically more timely processing of checks sent to IMPOA and to answer members' questions on the status of their payments; remove the Business Office phone number from the IMPOA website (719-836-9043) and provide information on how to contact members of the IMPOA Board; review the Memorandum of Understanding signed several years ago by IMMD and IMPOA Board Presidents that documents the process for sharing contact information of all Indian Mountain property owners – members of IMPOA or not. The information is provided by IMPOA to the IMMD Board as per the agreement. The document should be in the permanent files kept in the Business Office

Maintenance:

Pat Smith presented a summary of maintenance issues for the past month.

- In general, everything is going well.
- NARCAN for opioid overdose is now a part of the first aid equipment at the Community Center.
- At the Comfort Station new camera cables have been run in the attic (thank you Jeff Mason) and the cameras have been installed.
- The spigot cover fiasco at the Comfort Station is mostly contained and the main person who left the cover off the spigot almost daily for two weeks is now working with parental supervision.
- The Burn Pit will be burned when the fire department gives permission that the conditions needed have been met (wind, humidity, snow cover, etc)
- The RV Storage Lot has 58 RVs in the lot and 69 RVs are registered.
- Digital Locks: Comfort Station key cards continue to be issued, software is updated, and uploading data to the locks is done timely. Downloading the entry logs is instrumental in investigating Comfort Station incidents.

(A complete copy of the Maintenance Report is attached at the end of the Minutes)

Unfinished Business:

Capital Projects Update

- Fire Department Cisterns on Chief – The installation of two 3,500 gallon tanks has been postponed to the summer of 2026
- Fire Mitigation on Indian Mountain – A notice was received that the grant IMMD applied for to help with the mitigation work was denied. Moving forward, the Forest Management Plan that was prepared in 2025 will be reviewed to help determine the work to be done in 2026. A work session is tentatively planned for March 12 to develop a plan before the March 2026 Board Meeting.
- Thistle Mitigation: Pat reviewed the proposal from Marisa Neuzil who is the Teller-Park Conservation District weed expert (referred to IMMD by Cyndra Dietz, property owner). The proposal is focused only on IMMD-owned properties. Concurrently, Cyndra offered to be a facilitator to help develop a plan for individual Indian Mountain properties if there is interest. Once contact has been established with the respective parties, the details of this project will be developed.

Events:

- Scavenger Hunt – 2026
- Ribbon Cutting Ceremony at the Burn Pit Opening and Golf Course – May 24, 2026
- Tarryall Gold Lecture – May 23, 2026 Details still need to be worked out
- Joint IMPOA Event New Members
- Annual Picnic – July 4, 2026; IMMD to rent the tent again for 2026
- Community Garage Sale – July 18, 2026
- Volunteer Luncheon – August 8, 2026
- Trunk or Treat – October 31, 2026 – maybe earlier in the day...11:00 am – 1:00 pm
- Chili Cook-off – October 10, 2026

New Business: None

Public Comment: Mark Abrahamson introduced himself and shared that he has joined the JCFPD (Jefferson Como Fire Protection Department) as the Wildland Division Chief. Mark is a very experienced wildland fire fighter in his private life and is a valuable addition to the Department when he isn't required to be at an active fire elsewhere.

Meeting Adjourned: MOTION Glenn Haas moved and Jeff Mason seconded a motion to adjourn the meeting at 10:46 am. Motion passed.

Next meeting: March 14, 2026

Respectfully submitted,
s/Marcia Logan

(A copy of the Agenda for this meeting is attached)

Indian Mountain Metropolitan District
Agenda for Regular Board Meeting
February 14, 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 (by phone), 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 January 2026, Regular Board Meeting

Treasurer's Report

Motion: The board approves the Treasurer's Report for January 2026, bank balances on 1/31/26 include:

General Fund=\$97,245.11

Special Conservation Fund= \$593.47

Reserves Fund=\$12,063.20

CSAFE=\$34,268.30

Petty Cash=\$223.00

TOTAL IMMD=\$144,393.08

IMWSP Admin=\$36,051.17

IMWSP Water Acquisition=\$112.50

CORE=\$35,552.24

TOTAL IMWSP=\$71,715.91

Total IMMD + IMWSP=\$216,108.99

District Manager Report

WSP Administrator Report

IMMD/IMPOA Communication Report

Maintenance Report

Unfinished Business

- Capital Projects update
 - Fire Dept Cisterns on Chief - 2026
 - Fire Mitigation on Indian Mountain
 - Thistle Mitigation

- Events:
 - Scavenger Hunt - 2026
 - Ribbon Cutting Ceremony at the Burn Pit Opening and Golf Course - 2026
 - Tarryall Gold Lecture - May 23, 2026
 - Joint IMPOA Event New Members

New Business

Public Comment

Meeting Adjourned

Next meeting: March 14, 2026

Maintenance Monthly Report – Pat Smith

IMMD Board Meeting February 14, 2026

- General:
- Overall – everything is going well.
 - Rounds to inspect and maintain facilities twice a week.
 - Monthly water testing and weekly rodent control at facilities.
 - Water filters changed at all facilities during this period.
 - New CO & Propane Gas alarms were installed in all facilities.
- Community Center:
- Fixed 2 blinds due to people pulling too hard on the cords.
 - NARCAN for opioid overdose is now a part of our first aid equipment.
- Comfort Station:
- The new camera cables have been run thanks to the amazing Jeff Mason who scurried around the attic running lines. The cameras have now been installed.
 - The spigot cover fiasco is mostly contained and the main person who left the cover off almost daily for 2 weeks now cannot get water without direct parental supervision. Two more people have left the cover off in isolated incidents during this period. This has taken a lot of time identifying and tracking down careless people, but it has been worth it to keep the spigot thawed and functional for the dozens of people who use it as their primary source of water.
 - A old and brittle recessed “can” light fixture cover in a women’s shower broke and was replaced.
 - Worn entry mat and worn-out shower rod were replaced.
- Lodge:
- All is well. Normal check-out of each guest and light cleaning.
- IM Park & Breton Park:
- All is well. Maps for the hiking trails and Disc Golf are replaced regularly.
- RV Dump:
- All is well. Closed for the season.
- IM Ranch:
- The Burn Pit will be burned when the fire department gives us permission.
 - Installed new golf flags on the pins so they are ready for Spring.
- RV Storage Lot:
- Last Inspection on 1/28/26 58 RVs in the lot
69 RVs registered 3 delinquent permits
 - During the last inspection I discovered 2 RVs had roof vents blown open by the high winds. I notified the owners.
- Digital Locks:
- Continual issuance of Comfort Station key cards, updating the software, and uploading data to the lock. Downloading the entry logs is instrumental in investigating Comfort Station incidents.