

**Indian Mountain Metropolitan District
Board Meeting – Community Center
March 14, 2026 9:00 am**

Board: Dan Qualman (VP / Meeting Lead), Marcia Logan (via phone), Jeff Mason, Carol Darland (excused), Glenn Haas-position vacant

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

Guests: Park County Sheriff Candidate, Steve Spodyak, Craig Colborg

Call to Order: Dan Qualman called the meeting to order at 9:00 am and welcomed the guests

Additions to and Approval of Agenda: MOTION: Jeff Mason moved and Dan Qualman seconded a motion to approve the Agenda as presented. Motion passed.

In the interest of accommodating his schedule for today (March 14, 2026), the Board invited Steve Spodyak, a 2026 Park County Candidate for Sheriff, to speak to the Board prior to the Business portion of the Agenda. He provided information about his candidacy and also a brief summary of his background and experience in law enforcement. He also responded to a few questions from the Board and thanked the Board for letting him get his message out. He provided a link to his website, stevespodyakforsheriff.com, for general information.

Secretary: MOTION: Marcia Logan moved and Jeff Mason seconded a motion to approve the February 2026 Board Meeting Minutes with a correction to the date of that meeting from February 13, 2026 to February 14, 2026. Motion passed.

Treasurer: Jeff summarized the status of the District’s bank account balances as of February 28, 2026 as correct. MOTION: Jeff Mason moved and Dan Qualman seconded the motion to accept the Treasurer report as presented on the March Agenda. Motion passed.

General Fund	\$ 96,661.58
Special Conservation Fund	\$ 593.47
Reserves Fund	\$ 12,063.20
CSAFE	\$ 34,367.21
Petty Cash	\$ 223.00
TOTAL IMMD	<u>\$143,908.46</u>
IMWP Admin	\$ 40,580.67
IMWSP Water Acquisition	\$ 112.50
CORE	\$ 35,657.14
TOTAL IMWSP	<u>\$ 76,350.31</u>
TOTAL IMMD+IMWSP	<u>\$ 220,258.77</u>

District Manager: Jackie Middelhoek summarized the items addressed over the past month.

- A new Dell Computer was purchased and set up. One of the old screens was not compatible with the new PC so a new one was ordered and installed. The transition to the new system worked well except for the DL locks and Pat Smith is resolving that issue.

- An additional supply of keycards and RV Dump keys has been ordered to ensure there are enough on hand to handle the summer demand.
- Jackie reported that \$355.45 was received from the Colorado Trust Fund on 3/9/2026 and \$92,444.20 in taxes on 3/10/2026.

WSP Administrator:

Jackie Middelhoek reported that eight of the new enrollees have not yet filed their new well permit application of which two are waiting until the Division 1 Water Court approves their decree amendments.

Work on updating the IMWSP Operations Manual with necessary minor changes is the next project to complete.

The Delinquent List was reviewed as follows:

Sixteen participants still have not paid the annual Administrative fee (\$75), which was due by January 31, 2026. Multiple reminders have been sent with specified grace periods extended to them with disappointing results so \$20 fines have been levied on them.

Ten participants did not report their February gallon usage by the deadline date. The Board discussed taking steps to mitigate the increase in incidences of disrespectful treatment and language aimed at the District Office. The IMMD Board will get involved in these incidences to explain once again the responsibility of each participant to report usage for each month by a specific date. Every IMWSP participant signed the agreement that affirmed they understood consequences would follow if they failed in their responsibility. The District Office is doing its job and will not be subjected to the unacceptable behavior of certain participants – the IMMD Board will intervene and resolve the situations.

IMMD / IMPOA Communication: IMPOA suggested a few events over the summer but there are several date conflicts. Jackie has contacted Becca Wilhelm to review and schedule events on available dates. The events involved are

- Tips on Living in the Mountains – joint IMMD/IMPOA event
- IMPOA Annual Meeting – conflict with previously scheduled Volunteer Lunch
- Craft Fair – needs to be scheduled on an available date
- Tamale Making with Nick – need to find an October date if possible

Maintenance: Pat Smith reviewed the highlights of the last month.

Community Center: Arlo cameras’ original subscription lapsed (in places we could not run Reolink camera lines). Researched wireless, non-subscription cameras for replacement and found Reolink now has exactly what we need and they will connect to our current Reolink NVR through wi-fi. Ordered them and are awaiting their delivery.

Comfort Station: A recent call out regarding trickling cold water at sinks and showers. Investigation revealed that sediment and minerals clogged the fixtures. Cleaning the aerators corrected the problem and things have been working fine since then.

Lodge: Old solar cameras from the Comfort Station were installed externally at the Lodge to augment the ability to see more of the parking areas.

IM Park and Breton Park: Much time was devoted to walking the park for fire mitigation mapping and developing a CalTopo map that the bidders can use for exact coordination of mitigation areas. CalTopo is a popular software product used by many tree service contractors.

IM Ranch: The Burn Pit was burned on 2/21/2026 and will be ready for the start of the 2026 season. **Many thanks to volunteers Craig Colborg, John Haug, Tim Higgins, Jeff Mason, Barb Holden, and Melanie and Jim Charles.** This burn event incorporated a surprise “fire tornado” that had never happened before. The Volunteers did what they needed to do and were successful – all went well.

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

Unfinished Business:

Capital Projects Update:

- Fire Department Cisterns: The installation of two 3500-gallon tanks has been postponed until the weather warms up enough to install needed foam insulation.
- Fire Mitigation on Indian Mountain: Decisions need to be made regarding timing and funds. There is \$214,000 budgeted for Non-Conservation Funds for 2026.
- Thistle Mitigation:

Events

- Tarryall Gold Lecture – May 23, 2026
- Scavenger Hunt – May 24, 2026
- Ribbon Cutting Ceremony at the Burn Pit Opening and Golf Course – May 24, 2026
- Joint IMPOA Event – details to follow
- Annual Picnic – July 4, 2026
- Community Garage Sale – July 18, 2026
- Volunteer Luncheon – August 8, 2026
- Chili Cook-off – October 10, 2026
- Trunk or Treat – October 31, 2026 (a mid-day event)

Update Mitigation Bid Packages:

Jackie will update the Bid Packages and circulate to the Board for comments or edits.

MOTION: Jeff Mason moved and Dan Qualman seconded a motion to approve the Invitation to Bid Advertisement (subject to edits) to be submitted to the Fairplay Flume by March 20, 2026. Motion passed.

MOTION: Jeff Mason moved and Dan Qualman seconded a motion to approve the updated 2026 Bid Package be provided to interested bidders who contact Jackie and to those contractors already known to Jackie to be interested in bidding. Motion passed.

New Business:

A discussion was held on refreshing the inside entrance area of the Community Center by archiving the currently displayed older information and utilizing the space to incorporate more current

relevant information affecting the community. The Board endorsed this idea via a directive for the Office Staff to develop a plan to accomplish the project.

Board Vacancy:

After being listed for almost a year, Director, Glenn Haas, has sold his Indian Mountain Property. Because he no longer owns property in Indian Mountain, his Board position became vacant upon closing on the property on March 10, 2026, and he had to leave the Board as per IMMD ByLaws. One resume has been submitted for the vacancy. Final action will be taken prior to the April 11, 2026 Board meeting.

Board minutes need to reflect a motion to remove Glenn Haas as a signer from the bank accounts. Motion follows:

MOTION: Marcia Logan moved and Jeff Mason seconded a motion to remove Glenn Haas as a signer on the respective bank accounts for Indian Mountain Metropolitan District effective March 10, 2026 as Mr. Haas has sold his Indian Mountain property and is no longer eligible to serve on the IMMD Board of Directors. Motion passed with a quorum consisting of Jeff Mason, Dan Qualman, and Marcia Logan voting YES. Carol Darland was unavailable and excused from the meeting.

Public Comment: None

Next Meeting: April 11, 2026

Meeting Adjourned: Motion: Jeff Mason moved and Dan Qualman seconded a motion to adjourn the meeting at 11:30. Motion passed.

Respectfully submitted:
s/Marcia Logan, Secretary

(An Agenda for this meeting follows on the next page)

Indian Mountain Metropolitan District
Agenda for Regular Board Meeting
March 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 (excused), 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 February 2026, Regular Board Meeting

Treasurer's Report

Motion: The board approves the Treasurer's Report for February 2026, bank balances on 2/28/26 include:

General Fund=\$96,661.58

Special Conservation Fund= \$593.47

Reserves Fund=\$12,063.20

CSAFE=\$34,367.21

Petty Cash=\$223.00

TOTAL IMMD=\$143,908.46

IMWSP Admin=\$40,580.67

IMWSP Water Acquisition=\$112.50

CORE=\$35,657.14

TOTAL IMWSP=\$76,350.31

Total IMMD + IMWSP=\$220,258.77

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:
 - Tarryall Gold Lecture – May 23, 2026
 - Scavenger Hunt – May 24, 2026
 - Ribbon Cutting Ceremony at the Burn Pit Opening and Golf Course – May 24, 2026
 - Joint IMPOA Event New Members – Date?
 - Annual Picnic – July 4, 2026
 - Community Garage Sale – July 18, 2026
 - Volunteer Luncheon – August 8, 2026
 - Chili Cook-off – October 10, 2026
 - Trunk or Treat – October 31, 2026

New Business

- Board Vacancy

Public Comment

Meeting Adjourned

Next meeting: April 11, 2026

Maintenance Monthly Report – Pat Smith

IMMD Board Meeting March 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.
 - Continued coordination for noxious weed mitigation this summer.
- Community Center:
- Arlo cameras original subscription lapsed. (in places we could not run Reolink camera lines) Researched wireless, non-subscription cameras for replacement and found Reolink now has exactly what we need, and they will connect to our current Reolink NVR through wi-fi. Ordered them and awaiting their arrival.
- Comfort Station:
- Recent call-out of trickling and cold water. Changed the filter, tested well pressure and backwashed the charcoal filter. Hot water was fine when I tested it. Turns out sediment and minerals clogged the fixtures. I cleaned the aerators and everything seems back to normal.
 - No further problems with the spigot cover being left off.
- Lodge:
- All is well. Normal check-out of each guest and light cleaning.
 - Old solar cameras from Comfort Station installed at Lodge.
- IM Park & Breton Park:
- Spent a lot of time walking the park for fire mitigation mapping and developing a CalTopo map that the bidders can use for exact coordinates of mitigation areas. Many tree service contractors use CalTopo. Revisions are ongoing.
 - Trail Camera put back up on Logging Trail to monitor unauthorized motor vehicle traffic.
 - 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 was burned on 2/21/26. Thanks to volunteers Craig Colborg, John Haug, Tim Higgins, Jeff Mason, Barb Holden, and Melanie and Jim Charles!
- RV Storage Lot:
- Last Inspection on 3/2/26 57 RVs in the lot
69 RVs registered 4 delinquent permits
- Digital Locks:
- The software upgrade of the database only brought a partial card list to the new office computer. I'll be reentering the last 100 or so names for cards issued. This is not bad considering there are over 1700 cards in the system. Card access was not affected, just the list of who has been issued the cards.