

**Indian Mountain Metropolitan District  
Regular Board Meeting  
April 11, 2026  
Community Center 9:00 am**

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

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

**Guests:** Craig Colborg (Board applicant), Cole Simonet, Roy Wells, Barb Holden, Trent Smith

**Call to Order – Welcome:** President Carol Darland called the meeting to order at 9:02 am

**Additions to and Approval of Agenda: MOTION: Carol Darland moved and Marcia Logan seconded a motion to move the Board Vacancy item to the beginning of the meeting and the discussion of the Bid for the Fire Mitigation on Indian Mountain to the second item. Motion passed.**

**Board Vacancy:** Carol Darland explained that Craig Colborg has accepted an appointment to the vacancy on the Board due to Glenn Haas' resignation which was necessary due to the sale of Haas' Indian Mountain property. By swearing Craig in at the beginning of the meeting would allow Craig to participate in the regular business of the April 11, 2026 meeting.

**MOTION: Carol Darland moved and Jeff Mason seconded a motion to appoint Craig Colborg to the IMMD Board of Directors. Motion passed.**

Jackie Middelhoek administered the Oath of Office to Craig, necessary paperwork was signed, and he was officially added to Board of Directors.

**Fire Mitigation on Indian Mountain Bid:** Jackie Middelhoek summarized the bid submitted by Cole Simonet of South Park Tree Services. There were a couple of areas discussed and Cole provided the rationale behind the reasoning for revising the bid upwards. Some additional funding would be necessary and a preliminary recalculation of costs indicated there was money available.

**MOTION: Carol Darland moved and Jeff Mason seconded a motion to allow the bid to be revised upwards from \$166,100 to no more than \$178,100 because of additional areas that might be able to be chipped. Motion Passed.**

Jackie Middelhoek and Pat Smith will meet with Cole to work out the details in the contract, subject to review by and approval of the Board. prior to signing.

**Secretary: MOTION: Marcia Logan moved and Jeff Mason seconded a motion to approve the Minutes of the March 14, 2026 Board Meeting and to accept the Notes of the March 13 work session. Motion passed.**

**Treasurer:** Jeff Mason reviewed the March 31, 2026 account balances as shown on the Agenda and reported that there were no issues. **MOTION: Jeff Mason moved and Carol Darland seconded a motion to accept the Treasurer's Report. Motion passed.** The bank balances follow:

General Fund	\$177,832.46
Special Conservation Fund	\$ 949.09
Reserve Fund	\$ 12,066.17
CSAFE	\$ 34,476.25
Petty Cash	\$ <u>223.00</u>
Total IMMD	\$225,546.97
IMWSP Admin	\$ 40,370.67
IMWSP Water Acquisition	\$ 117.50
CORE	\$ <u>35,772.98</u>
TOTAL IMWSP	\$ <u>76,261.15</u>
TOTAL IMMD + IMWSP	\$301,808.12

**District Manager:** Jackie Middelhoek reported

- That one of the two RAM ports on the new computer was not functioning properly. A warranty service call will be placed and arrangements made for an on-site repair (if possible).
- IMMD received \$35,470.86 in taxes on 4/10/2026
- IMMD's Safety Grant for 2027 is \$719.80. That will cover half of appropriate expenses and Jackie will submit an itemized statement of \$1,439.60 for reimbursement.
- CSAFE has finally provided the new login information to their new portal.
- Paperwork associated with the swearing in of Craig Colborg will be sent to DOLA, County Clerk and to IMMD's lawyers to file with the District Court. Glenn Haas will be removed from DOLA and the bank accounts and information will be changed with DOLA, SDA (Special District Association), the IMMD website and bulletin board.

**WSP:** Jackie summarized the status of WSP reporting information for March.

Sixteen participants did not report water gallon usage for March by the deadline and ten participants (including some of the a fore mentioned 16 non-reporters) added additional fines to their account for non-payment of the Annual Administrative Fee.

*NOTE: The disrespect and the insulting language leveled at the IMMD office by a few participants who won't accept the consequences of their own actions will now be referred to the IMMD Board of Directors for resolution.*

The WSP Operations Manual is being updated with some small revisions.

**IMMD/IMPOA Communication Report:** Joy Ariel, an IMPOA Board member, has taken responsibility for the *IM SWAG* merchandise.

Carol Darland will attend the IMPOA Board meeting on April 11, 2026

The Spring Newsletter is being assembled – all articles should be sent to Becca Wilhelm by April 24, 2026.

**MAINTAINANCE:** Jackie Middelhoek summarized Pat Smith's Monthly Maintenance Report. Overall, everything is going well

**Community Center:** ReoLink wireless cameras were installed and they work great with NVR. All the surveillance equipment is now on one system.

**Comfort Station:** A property owner reported a stolen key card after a loaned card was not returned. The party who had the card was contacted and they returned the card.

**IM Park & Breton Park** – Pending mitigation bids

**RV Storage Lot:** There was a report from one person that their propane tanks had been stolen from their RV. This was the first report of its kind in the last 7 years. The lock combination had not been changed for several years so it was due for a change. All RV Lot users were given the new code.

**Digital Locks:** Much work has been done to update, verify, and modify where necessary the data contained in the Digital Locks system. Additionally, property ownership and the card activation status of every person who has an assigned card has been checked. It is anticipated that the maximum number of cards available will reach that point in 2027. There is a process in place where deactivated cards can be deleted from the system to provide space for new cards. No information will be lost as a backup secondary spreadsheet database as well as backup copies of Digital Locks software exists.

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

### **Unfinished Business:**

Capital Projects Update:

- Fire Dept Cisterns on Chief – 2026: JCFPD (Jefferson Como Fire Protection District) Chief, Trent Smith, attended the Board meeting and provided an update. The order for the cisterns will be placed in June. Chief Smith will develop a new contract with potential price increases in case the prices provided in 2025 have changed.

In addition, Chief Smith summarized the work being done on fire evacuation plans, home owner preparation suggestions to try to minimize fire damage, if necessary, fire safety, burn bans, etc. He also said that the video from the burning of the burn pit a couple of months ago where the creation and undulations of the "firenado" developed provides good training information for the fire fighters. He also complemented the IMMMD volunteers for moving so quickly to get the burn pit burned when the conditions were favorable as he foresees a burn ban in place through the fall if there isn't some increase in moisture.

- Fire Mitigation on Indian Mountain – The motion to move forward with the bid from South Park Tree Service was handled at the start of the meeting. Only one bid was received.

- Thistle Mitigation – IMPOA won't be working on this issue. Individual property owners will be responsible for working on this issue to mitigate/eliminate the thistle infestations on their property.

Events:

Tarryall Gold Lecture – May 23, 2026  
Scavenger Hunt – May 24, 2026 – details to be finalized  
Ribbon Cutting Ceremony at the Burn Pit Opening and Golf Course – May 24, 2026  
Joint IMPOA Even New Members – postpone until 2027?  
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:**

**Motion to approve changes in WSP Operations Manual:** There will be a final revision available at the May Board meeting to approve the changes.

**Board Vacancy:** Craig Colborg officially joined the IMMD Board of Directors at the beginning of the meeting.

**MOTION: Carol Darland moved and Craig Colborg seconded the motion for the roles of the Board Members and the following is a list of responsibility for each member. Motion passed**

President – Carol Darland  
1<sup>st</sup> Vice President – Dan Qualman  
2<sup>nd</sup> Vice President – Craig Colborg  
Treasurer – Jeff Mason  
Secretary – Marcia Logan

**Public Comment: None**

**Adjournment: MOTION: Carol Darland moved and it was seconded to adjourn the meeting at 11:23 am. Motion passed.**

**Next Meeting:** May 9, 2026

Respectfully submitted,  
s/Marcia Logan, Secretary

*(A copy of the Agenda for this Board Meeting is attached on the next page)*

Indian Mountain Metropolitan District  
Agenda for Regular Board Meeting  
April 11, 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, Marcia Logan, Jeff Mason, Dan Qualman (excused)

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

Guests in Attendance: see sign in list.

Secretary's Report

**Motion:** The board approves the minutes of the March 2026, Regular Board Meeting and Work Session Notes

Treasurer's Report

**Motion:** The board approves the Treasurer's Report for March 2026, bank balances on 3/31/26 include:

General Fund=\$177,832.46

Special Conservation Fund= \$949.09

Reserves Fund=\$12,066.17

CSAFE=\$34,476.25

Petty Cash=\$223.00

TOTAL IMMD=\$225,546.97

IMWSP Admin=\$40,370.67

IMWSP Water Acquisition=\$117.50

CORE=\$35,772.98

TOTAL IMWSP=\$76,261.15

Total IMMD + IMWSP=\$301,808.12

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 – Motion to Choose Bid
  - 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 – Postpone till 2027?
  - 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

- Motion to approve changes in WSP Operations Manual
- Board Vacancy

Public Comment

Meeting Adjourned

Next meeting: May 9, 2026

**Maintenance Monthly Report – Pat Smith**

IMMD Board Meeting April 11, 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:
- ReoLink wireless cameras installed and work great with the NVR. Now everything is on one system.
- Comfort Station:
- A property owner reported a stolen key card after a loaned card was not returned. I immediately investigated and the culprit was found. They thought they could keep it for a couple days. They returned the card.
- Lodge:
- All is well. Normal check-out of each guest and light cleaning.
- IM Park & Breton Park:
- Pending Mitigation Bids.
- RV Dump:
- All is well. Closed for the season.
- IM Ranch:
- All is well.
- RV Storage Lot:
- Last Inspection on 4/5/26      61 RVs in the lot  
74 RVs registered                      3 delinquent permits
  - There was a report from one person that their propane tanks had been stolen. This is the first report of its kind since I took over managing the lot 7 years ago.
  - The lock combination had not been changed for several years so it was due for a change anyway. All RV Lot users were given the new code.
- Digital Locks:
- As discussed last month, during the computer switch over in the office, we lost the data on the last hundred or so cards. Thankfully we maintain a secondary spreadsheet database that has duplicate information just for this contingency. I've completed the reentering of the last hundred cards into the recovered Digital Locks system and everything is working properly.
  - Additionally, during this period, I checked property ownership and the card activation status of every person who has an assigned card. As always, consideration was given for each property researched, whether it was sold, or just merely moved into a trust or beneficiary deed. For the last several years, I have been deactivating about 50 cards for people who no longer have property in IM. There are 60 cards left to deactivate next year and then we will be caught up.

- There are currently 1799 cards being tracked by the system. Tracking includes the status of currently assigned cards, bad cards, lost cards, etc.

Cards in System	1799
Active Cards	1019
Cards yet to be assigned	62
Deactivated cards	718

- The system is advertised as being able to handle 2000 cards. We add 100 cards every year. So, by the end of 2027 we will reach 2000 cards. If it's verified that it can only do 2000, I can delete deactivated cards in Digital Locks software to make more room. This has worked in the past where 102 very old cards from the from the 1990s were deactivated and deleted from the system. We will not lose any information because we have it all on the secondary spreadsheet database, as well as backup copies of Digital Locks software.