

**Indian Mountain Metropolitan District
Minutes of the Regular Board Meeting
Community Center
May 9, 2026 9:00 am**

Board: Dan Qualman – Acting Chair, Craig Colborg, Carol Darland (via phone), Marcia Logan, Jeff Mason

Staff Attendance: Jackie Middelhoek, Patrick Smith, Jeanne Wells

Guests: Gene and Debbie Nagle, Roy Wells, Barb Holden, Tim Higgins, Cyndra Dietz

Call to Order: Acting Chair, Dan Qualman, called the meeting to order at 9:01 am

Additions to and Approval of Agenda: Two minor changes to the Agenda information were identified and corrected (Board vacancy topic removed and an adjustment to Total IMMD and IMWSP financial information.) **MOTION: Jeff Mason moved and Craig Colborg seconded a motion to approve the Agenda with the two minor changes discussed. Motion passed.**

Secretary: MOTION: Marcia Logan moved and Jeff Mason seconded the motion to approve the April Board Meeting Minutes as presented. Motion passed.

Treasurer: Jeff Mason reviewed the IMMD/IMWSP financial account balances as of April 30, 2026 as specified below. It was noted that the April tax income from Park County had not yet arrived. Jackie will follow up on Monday, May 11, 2026.

MOTION: Jeff Mason moved and Craig Colborg seconded a motion to accept the Treasurer’s report noting the correction in the Total IMMD + IMWSP grand total amount and the need to follow up with the County on the April tax income. Motion passed.

General Fund	\$204,157.80
Special Conservation Fund	\$ 949.09
Reserves Fund	\$ 12,055.17
CSAFE	\$ 34,582.23
Petty Cash	\$ 223.00
TOTAL IMMD	<u>\$251,978.00</u>
IMWSP Admin	\$ 40,121.17
IMWSP Water Acquisition	\$ 117.50
CORE	\$ 35,885.39
TOTAL IMWSP	<u>\$ 76,124.06</u>
TOTAL IMMD+IMWSP	<u>\$328,102.35</u>

District Manager: Jackie summarized the following issues:

- The new computer was able to be successfully repaired on site and seems to be working correctly.
- Notice of Appointment, Oath of Office, and Insurance Certificates were sent to DOLA and were accepted. These were also sent to the County Clerk and filed by our lawyers with the District Court. The Transparency information has also been filed with DOLA

and accepted as well as sent to, and posted in, all the appropriate places. Glenn Haas has been removed from DOLA and as signer from the bank accounts.

- The website Burn Pit tab has been updated with the Sign-Up Genius and Fire mitigation. The upcoming events have been updated as well.
- Also, there is now a combined IMMD/IMPOA Events Calendar for 2026 on the IMMD website.
- The Burn Pit porta potty will be delivered May 27 and will be cleaned every two weeks.
- A new event will be starting at the Community Center ---- a Zumba meeting once a month from late May through late September.

WSP Administrator:

- Four new enrollees have not as yet filed their new well permit applications of which one is waiting for their decree amendments to get approved by the Division 1 Water Court and one person is critically ill. Notices were sent out for the third time since December 2025 to the other enrollees again informing them that this last step needs to be completed before the Division of Water Resources will even consider them fully in the WSP and if ignored, the respective new enrollees do so at their own risk.
- Updated Augmentation Certificates have been sent to everyone who received approval for their new well permit. There are a few more currently pending at the DWR and as soon as they are approved, the Augmentation Certificates will be sent.
- The WSP Operations Manual is undergoing some minor update changes.
- Five WSP participants will be receiving dismissal letters for non-payment of administrative fees within 90 days of the due date, failure to pay late fees, failure to install a water meter and have it certified.
- Jeff Mason and Craig Colborg will research alternative apps or programs to determine if there is something available that will make reporting water gallon usage easier for the participants who are having problems so they can report their usage each month, by the required date, so Indian Mountain data is received by HASP in a timely manner. At that point, HASP is able to accurately process the IMWSP data, which then avoids monetary penalties being applied by HASP to all participants in the entire WSP program.
- Four participants did not report their water gallon usage for the month of April by the specified due date and three other participants have not paid their fines.

IMMD/IMWSP Communications: Jackie reported that IMPOA has agreed to let her do their books. Once everything has been set up, IMPOA will reimburse IMMD for 1/3 of Quickbooks. This will affect IMMD positively.

IMPOA Events scheduled so far:

- Firewise Presentation at the Community Center – Saturday May 16th at 10:00 am
- Community Chipping: July 28th and August 8th
- IMPOA Annual Meeting August 1 from 11:00 am – 1:00 pm
- IMPOA Dumpster Day – August 15th from 8:00 am – 3:00 pm
- IMPOA Photography Contest for Calendars – September 1st through September 30th
- IMPOA Craft Fair – October 3rd from 10:00 am – 3:00 pm
- Thanksgiving Potluck – November 14th from 4:00 pm – 7:00 pm

Maintenance: Pat Smith reviewed the maintenance issues since his last report:

- **Overall** everything is going well.
- **Spring and summer projects** will be kicking in soon and looking forward to warmer weather to get caught up on regular maintenance items (painting, staining, etc.).
- **Comfort Station:** The spigot cover was only left off one below-freezing day. It will be removed next week for the summer season.
- **IM Park & Breton Park:** Pending fire mitigation. The Mitigation Company was taken on a walk to familiarize them with the Treatment Areas slated for this summer's efforts.
- **RV Dump:** Valley Precast has serviced the system and opening is most likely next week as nighttime temperatures will be above freezing. Pat will meet with the General Contractor for the project to determine how far the affluent has reached into the system.
- **IM Ranch:** The old barbed wire gate was replaced with two 8' farm gates.
 - The Pasture Golf flags and Archery Targets will be installed and grooming 8' around the holes is scheduled for next week.
 - Debris that's been blown in from the BarStar property will also be picked up.
 - In addition, the Burn Pit signs will be refreshed before the Poker Run on May 24th. Burn Pit opens May 29th.

(The complete detailed Maintenance Report is attached to the end of these Minutes.)

Unfinished Business

- Capital Projects Update:
 - Fire Department Cisterns on Chief: Installation of the two 3,500 gallon tanks will hopefully be done in June or July.
 - Fire Mitigation: The contract needs to be reviewed and/or approved. **MOTION: Jeff Mason moved and Craig Colborg seconded a motion for the Board to accept the contract for fire mitigation as presented. Motion passed.**
 - Thistle Mitigation: Pat walked some of the IMMD property where the thistles have appeared. He estimates 12-13 acres will need to be mitigated.
- Events:
 - Firewise Presentation – May 16th 10:00 am – 11:00 am (IMPOA)
 - Tarryall Gold Lecture – Mark Hanson; May 23rd 10:00 am – noon; Community Center
 - Poker Run – May 24th, registration at 10:00 am; cars out at 10:30 am; IMMD property owners only; lunch at Community Center
 - Annual Picnic – July 4th noon to 2:00 pm
 - Community Garage Sale – Saturday July 18th; 9:00 am – 2:00 pm
 - Volunteer Luncheon – Saturday August 8th ; 11:30 am – 1:30 pm

- Chili Cookoff: Saturday, October 10th; 2:00 pm – 4:00 pm
- Trunk or Treat – Saturday, October 31st; 11:00 am – 1:00 pm

- **Changes to WSP Operations Manual:** General discussion about changes to clarify the final version and requested Board members to forward any comments or questions to clarify the Manual. **MOTION: Jeff Mason moved and Craig Colborg seconded a motion to approve the changes subject to the minimal changes discussed in the meeting. Motion passed.**

New Business:

Other neighborhoods using the Burn Pit this season and how much?

MOTION: Jeff Mason moved and Craig Colborg seconded a motion to use the Burn Pit under the same/similar provisions enacted in previous years. A \$100 permit will be required for individual homeowners in the neighboring subdivisions. Motion passed.

Miscellaneous: Craig Colborg raised three issues concerning;

1. Putting burn ban notices in more locations (all entrances). Gene Nagle provided some additional information and suggested contacting Chief Trent Smith for details;
2. Sound proofing for the Community Center main room. Craig believes that some less expensive options can be found and he will research specifics.
3. Pool table: The table gets moved even though there are signs to NOT move the table. The Thursday pool players are willing to go 50/50 to get new felt on the table and to get it properly leveled. The current cost appears to be \$1,250.

These three items will be included in the Agenda for the June Board meeting.

Public Comment: None

Meeting Adjourned: **MOTION: Craig Colborg moved and Jeff Mason seconded a motion to adjourn the Board meeting at 11:19. Motion passed.**

Next Meeting: June 13, 2026

Respectfully submitted,
s/Marcia Logan

A copy of the Agenda for this Meeting is attached on the following page

Indian Mountain Metropolitan District
Agenda for Regular Board Meeting
May 9, 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, Craig Colborg
Staff Attendance: Jackie Middelhoek, Patrick Smith, Jeanne Wells
Guests in Attendance: see sign in list.

Secretary's Report

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

Treasurer's Report

Motion: The board approves the Treasurer's Report for April 2026, bank balances on 4/30/26 include:

General Fund=\$204,157.80	IMWSP Admin=\$40,121.17
Special Conservation Fund= \$949.09	IMWSP Water Acquisition=\$117.50
Reserves Fund=\$12,066.17	CORE=\$35,885.39
CSAFE=\$34,582.23	TOTAL IMWSP=\$76,124.06
Petty Cash=\$223.00	
TOTAL IMMD=\$251,978.29	Total IMMD + IMWSP=\$328,102.35

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:
 - Firewise Presentation – May 16th – 10am – 11am (IMPOA)
 - Tarryall Gold Lecture – May 23rd, 10am - noon
 - Scavenger Hunt/Poker Run – May 24, 2026
 - Annual Picnic – July 4th, noon – 2pm
 - Community Garage Sale – July 18th – 9am – 2pm
 - Volunteer Luncheon – August 8th – 11:30am – 1:30pm
 - Chili Cook-off – October 10th, 2pm – 4pm
 - Trunk or Treat – October 31st, 11am – 1pm

- Changes to WSP Operations Manual

New Business

- Will other neighborhoods be allowed in Burn Pit/fee?

Public Comment

Meeting Adjourned, Next meeting: June 13, 2026

Maintenance Monthly Report – Pat Smith

IMMD Board Meeting May 9th, 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 and mapping for noxious weed mitigation this summer. (IMMD properties only)
 - Spring and Summer projects will be kicking in soon and I'm looking forward to getting everything caught up on regular maintenance. (staining, painting, etc)
- Community Center:
- Minor repairs. Closet door ball latch, and broken door sweep.
- Comfort Station:
- All is well. The spigot cover was only left off one below freezing day. We will be removing it next week for the summer season.
- Lodge:
- All is well. Normal check-out of each guest and light cleaning.
- IM Park & Breton Park:
- Pending Mitigation. Walked Treatment Areas with Mitigation Company.
- RV Dump:
- All is well. Opening is most likely next week as nighttime temperatures get above freezing. Valley Precast has serviced the system. I'll be getting with the General Contractor for the project (Pete Ambrose) and we will see how far the affluent has reached into the system.
- IM Ranch:
- Old barbed wire gate replaced with two 8ft. farm gates.
 - The Pasture Golf flags and Archery Targets will be installed, and grooming 8ft around the holes is scheduled for next week. As I go around, I'll be doing the annual picking up blown in debris from the BarStar property.
 - Burn Pit signs will be freshened up before the Scavenger Hunt / Poker Run on May 24th. Burn Pit opens May 29th.
- RV Storage Lot:
- Last Inspection on 5/2/26 52 RVs in the lot
74 RVs registered 1 delinquent permit
 - The annual picking up of blown in debris from the BarStar ranch is Scheduled for this month.
- 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.