

**Indian Mountain Metropolitan District  
Board Meeting  
June 13, 2026  
Community Center 9:00 am**

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

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

**Guests:** Roy Wells, Tim Higgins, Cyndra Dietz

**Call to Order – Welcome to all:** President Carol Darland called the meeting to order at 9:01 am

**Additions to and Approval of Agenda:** **MOTION:** Carol Darland moved and Jeff Mason seconded a motion to approve the Agenda as presented with the correction of Jeff Mason attending by phone. Motion approved.

**Secretary:** **MOTION:** Marcia Logan moved and Carol Darland seconded a motion to approve the Minutes of the May 2026 Regular Meeting of the IMMD Board of Directors. Motion passed.

**Treasurer:** Jeff Mason reviewed and summarized the account balances as of May 31, 2026 as presented below. No issues were found. **MOTION:** Jeff Mason moved and Carol Darland seconded a motion to approve the Treasurer’s Report for May 2026 bank balances as presented on the Agenda.

General Fund	\$267,367.42
Special Conservation Fund	\$ 949.09
Reserves Fund	\$ 12,066.17
CSAFE	\$ 34,691.93
Petty Cash	\$ 223.00
<b>TOTAL IMMD</b>	<b>\$315,297.61</b>
IMWSP Admin	\$ 39,444.17
IMWSP Water Acquisition	\$ 117.50
CORE	\$ 36,001.28
<b>TOTAL IMWSP</b>	<b>\$ 75,562.95</b>
<b>TOTAL IMMD + IMWSP</b>	<b>\$390,860.56</b>

**District Manager:** Jackie reported that there are still some critical problem issues with the **new computer**. After some board discussion, the decision was made to request a totally new machine from Dell. The initial new pc is still under warranty and in the space of a couple of months, it has had major problems requiring on-site service technician intervention.

- IMMD received \$69,758.57 from Park County on May 11<sup>th</sup>. On June 10<sup>th</sup>, IMMD received \$16,635.40 from Park County.
- The Conservation Trust Fund is scheduled to deposit \$222.80 into IMMD’s account before the end of June.

- The Tarryall Gold lecture was very well received. About 60 people attended.
- Seven teams competed in the Poker Run. Everyone got to pick a prize based on their poker hands' ranking. People loved the prizes!
- The IMMD website is up-to-date.
- The Burn Pit porta potty was delivered on May 27<sup>th</sup> and will be cleaned every two weeks.
- The Burn Pit will be open Fridays and Saturdays from 8:30 am – 2:30 pm. Jeanne is making sure we get 2 volunteers for the 3-hour shifts every week.

**WSP:** Jackie updated the Board on the current status of the program. One new enrollee has not yet filed their new well permit application, as he is critically ill and still out of state. Special accommodation is in place for him.

- Jackie sent updated augmentation certificates to everyone whose new well permits were approved, and there are a few more pending at the DWR to whom she will send certificates to as soon as they are approved.
- Certified dismissal letters were sent to five members for non-payment of admin fees within 90 days of due date, failure to pay late fees, and/or failure to put in water meter and have it certified.
  - One of the five require work to discover a valid USPS address for them as their certified letter has been returned.
  - One property owner decided to leave the IMWSP.
  - One was personally contacted by a Board Member. This person wants to stay in the IMWSP. Jackie will draft an email stating that this person will have until July 31st to put in a meter and have it certified or be dismissed.
  - One property owner paid outstanding charges in full and requested to stay in the program.
  - One set of property owners has not responded at all and a Board Member will attempt to call them.

#### **IMMD/IMPOA COMMUNICATION:**

- Jackie reported that IMMD received a \$15,000 check from IMPOA for fire mitigation and it was deposited on 6/8/2026.

#### **IMPOA/IMCA Events:**

- The Firewise Presentation at the Community Center on Saturday, May 16<sup>th</sup> at 10:00 am was very informative and was well attended.
- Community Chipping – August 3<sup>rd</sup> – August 16<sup>th</sup>
- IMPOA/IMCA\* Annual Meeting – August 1<sup>st</sup> from 11:00 am – 1:00 pm (*\*IMCA = Indian Mountain Community Alliance*)
- IMPOA/IMCA Dumpster Day – August 15<sup>th</sup> from 8:00 am – 3:00 pm
- IMPOA/IMCA Photography Contest for Calendars – September 1 – September 30<sup>th</sup>
- IMPOA/IMCA Craft Fair – October 3<sup>rd</sup> from 10:00 am – 3:00 pm
- Thanksgiving Potluck – November 14<sup>th</sup> from 4:00 pm – 7:00 pm

**MAINTENANCE:** Pat Smith reported that overall things are going well and plans for summer activities are being put in place.

Selected highlights over the past month include:

(NOTE: A more detailed Maintenance Report is attached after these minutes.)

### **Comfort Station:**

- The Men's shower was leaking from behind the wall. Someone is rough placing the wand back in the cradle. The flange coming out of the wall was replaced and the damaged area was repaired and the drywall painted.
- The outside spigot recently became very loose. South Park Mechanical replaced a 10" hose bib with a 14" while he was on-site to repair the Lodge boiler. Should help with preventing freezing over the winter
- The wind blew open one of the bulletin boards due to a loose latch. Some hardware was broken. The frame was fixed and the hardware then secured the latch with a carabiner.

### **Lodge:**

- The new water heater installed in October failed and started tripping the breaker. The contractor came out the next day and couldn't find anything wrong. An electrician was called and replaced the breaker. The unit worked for a day. The heater contractor came out the following day with a larger unit he had in stock. Replaced the faulty unit and it's been fine since. Great response from South Park Mechanical and Square State Electric!! There were people leasing the Lodge during this time and the service technicians got everything up and running very quickly
- Also removed the septic heaters and cleaned them prior to being put in storage.
- Snowboard bench was transported to the 11<sup>th</sup> Disc Golf Tee Box.

**RV Dump:** All is well. Pat met with the General Contractor for the project (Pete Ambrose) before opening for the season. The affluent has reached the 4<sup>th</sup> vault and is pumping to the leach field. The system is fully functional for this season.

(NOTE: Please see the full Maintenance Report details included after the Minutes)

### **UNFINISHED BUSINESS:**

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

- Fire Dept Cisterns on Chief – 2026: Crooked Creek is no more, so Chief Trent is getting new bids for excavation.
- Fire Mitigation: the contract was signed and the crew will start on June 15<sup>th</sup>.
- Thistle Mitigation: Cyndra Dietz provided an update on the details of contracting with a professional weed mitigation person to do the designated IMMD-identified areas. IMMD is only focused on the District's property. If individual property owners want to join in, individual plans can be accommodated with specific arrangements made with the contractor and the respective property owner.

#### **Events:**

- Annual Picnic – July 4<sup>th</sup> – IMMD has rented the tent. IMPOA will handle the food and it will be catered. IMMD will develop a plan to provide raffle prizes (i.e. talk to vendors for the community that may want to donate, etc.)
- Community Garage Sale – Saturday July 18 – 9:00 am – 2:00 pm
- Volunteer Luncheon – Saturday August 8<sup>th</sup> 11:30 am – 1:30 pm
- Chili Cookoff: Saturday October 10<sup>th</sup> – 2:00 pm – 4:00 pm
- Trunk or Treat: Saturday October 31 – 11:30 am – 1:30 pm.

**Changes to WSP Operations Manual:** Jackie added some additional clarification to the definition of an "Operational" well. **MOTION: Carol Darland moved and Dan Qualman**

**seconded a motion to approve the final version of the Manual which will include the additional clarification as discussed. Motion passed.**

**NEW BUSINESS:**

- **Fire Ban Signage:** Craig Colborg shared thoughts and opinions he'd heard that there was enough signage placed up to this point, that the topic could be closed.
- **Sound Control for the Community Center:** Craig Colborg shared he had spoken to his daughter (a sound engineer) on possible solutions to help dampen the echoing in the main room. Craig will gather some information on the best fit for the Community Center for a reasonable cost and forward the information to the Board for further discussion.
- **Pool Table Leveling and New Felt:** Pat Smith shared some thoughts he and the guys that play pool have had about getting the necessary work done. The estimated cost was \$1500 and the players were willing to pay half. Pat expressed his opinion that IMMD should cover the cost for getting the work done as nothing else needing repairs looks to the property owners for a contribution. Tim Higgins shared a contact he had that would do the work for about half the estimated cost. The Board agreed that IMMD should pay the total cost and for Tim, et al, to get the project details together and set a date/time to do the work.
- **IMMD Bumper Stickers:** This could be a fun project – Jackie and others interested will gather more specific information on styles, designs, cost, etc. and provide it at an upcoming Board meeting for discussion.
- **New Grills:** The grills at the Community Center, the Lodge, and the Pavilion have been in service for several years and a couple of them are in need of replacement. Pat had done some research and he was given approval to purchase two new 6-burner grills for the Community Center and the Picnic Pavilion. The current grill at the Community Center will be moved to the Lodge for guests to use.

**Public Comment:** Craig Colborg shared he had observed some curious activity on an IMMD property. A significant number of 55-gallon drums appeared one day, which caught his attention. A day or two later, all of the 55-gallon drums were gone and he was suspicious about what happened to them. Just be aware....

**Adjourn: MOTION: Carol Darland moved and Craig Colborg seconded a motion to adjourn the meeting at 10:30 am. Motion passed.**

**Next Meeting:** July 11, 2026

Respectfully submitted:  
s/Marcia Logan\A copy

A copy of the Agenda is attached to the following page

Indian Mountain Metropolitan District  
Agenda for Regular Board Meeting  
June 13, 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 May 2026, Regular Board Meeting

**Motion:** The board approves the Treasurer's Report for May 2026, bank balances on 5/31/26 include:

General Fund=\$267,367.42	IMWSP Admin=\$39,444.17
Special Conservation Fund= \$949.09	IMWSP Water Acquisition=\$117.50
Reserves Fund=\$12,066.17	CORE=\$36,001.28
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Petty Cash=\$223.00	
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District Manager Report  
WSP Administrator Report

- Dismissals

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:
  - Annual Picnic – July 4th, noon – 2pm
  - Community Garage Sale – July 18<sup>th</sup> – 9am – 2pm
  - Volunteer Luncheon – August 8<sup>th</sup> – 11:30am – 1:30pm
  - Chili Cook-off – October 10<sup>th</sup>, 2pm – 4pm
  - Trunk or Treat – October 31<sup>st</sup>, 11am – 1pm
- Changes to WSP Operations Manual

**New Business**

- Fire Ban Signage
- Sound Control Community Center
- Pool table leveling and new felt, pool guys reimburse half? Total \$1,500?
- Indian Mountain Metro District Bumper Stickers?
- Purchasing new grills for CC, Lodge and Pavilion

Public Comment

Meeting Adjourned, Next meeting: July 11, 2026

## **Maintenance Monthly Report – Pat Smith**

IMMD Board Meeting June 12th, 2026

General: - Overall – everything is going well.

- Rounds to inspect and maintain facilities twice a week.
- Monthly water testing and weekly insect & rodent control at facilities.
- Changed water filters at all facilities.
- Continued coordination and mapping for noxious weed mitigation this summer. (IMMD properties only)
- Organized and ran the Poker Run to all the IMMD Facilities.
- Worked on and evaluated BBQ Propane grills.

Community Center: - Set up and take down for events. (Tarryall Gold & Firewise)

- One private event (graduation) check-out this month.

Comfort Station: - Men's shower leaking from behind wall. Someone is rough placing the wand back in the cradle. Replaced flange coming out of wall. Repaired and painted drywall.

- Outside spigot recently became very loose. South Park Mechanical replaced 10" hose bib with 14" while he was here for the lodge boiler. This should help prevent freezing in winter.
- Wind blew open one of the bulletin boards due to a loose latch. It broke some hardware. Fixed the frame and hardware then secured the latch with a carabiner.

Lodge: - The new water heater installed in October failed and started tripping the breaker. The contractor came out the next day and couldn't find anything wrong. Electrician was called and replaced the breaker. Unit worked for a day. The heater contractor came out the following day with a larger unit he had in stock. Replaced the faulty unit and it's been fine since. Great response from South Park Mechanical and Square State Electric! There were people leasing the lodge during this time and they got us up and running very quickly.

- Removed septic heaters, cleaned and stored.
- Snowboard bench transported to 11<sup>th</sup> Disc Golf Tee Box.
- Normal check-out of each guest and light cleaning. It's a busy time of year.

IM Park & Breton Park: - Continuing to monitor the camera on the logging trail. No one has used unauthorized motor vehicles yet this year.

- Sanded and caulked the picnic tables at both parks. Will be painting them next week pending weather.

RV Dump: - All is well. I met with the General Contractor for the project (Pete Ambrose) before opening for the season. We found the affluent has reached the 4<sup>th</sup> vault and is pumping to the leach field. The system is fully functional this season.

IM Ranch: - Set out golf course flags and groomed 8' diameter greens.

- Set out archery targets.
- Pick up a truck bed load of blown in trash from the ranch next door.
- Burn Pit signs were refreshed and Burn Pit open. (1/4 full after the first 2 weekends)
- 2 cameras install at road and entrance to RV lot

RV Storage Lot: - Last Inspection on 6/12/26 38 RVs in the lot  
76 RVs registered 1 delinquent permit

Picked up blown in debris from the ranch next door.

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.