

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

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

Staff: Jackie Middelhoek, Patrick Smith, Jeanne Wells

Guests: Roy Wells, Barb Holden

Call to Order: President Carol Darland called the meeting to order at 9:00 am

Additions to and Approval of Agenda: **MOTION:** Carol Darland moved and Marcia Logan seconded a motion to approve the agenda for the meeting as presented. Motion passed.

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

Treasurer: Jeff Mason reviewed the account balances for June 2026 as presented on the Agenda. **MOTION:** Jeff Mason moved and Dan Qualman seconded the motion to accept the Treasurer report as presented below. Motion passed.

General Fund	\$288,658.19
Special Conservation Fund	\$ 1,172.14
Reserves Fund	\$ 12,069.18
CSAFE	\$ 34,798.88
Petty Cash	\$ 223.00
TOTAL IMMD	<u>\$336.921.39</u>
IMWSP Admin	\$ 38,522.17
IMWSP Water Acquisition	\$ 122.50
CORE	\$ 36,114.46
TOTAL IMWSP	<u>\$ 74,759.33</u>
TOTAL IMMD + IMWSP	<u>\$ 411,680.52</u>

District Manager: Jackie Middelhoek reported the following:

- IMMD received \$56,241.62 from Park County on July 10th
 - Property Taxes \$55,666.99
 - Fees \$ 1,671.64 -
 - Interest \$ 51.10
 - Specific Ownership Tax \$ 2,195.07
 - This brings IMMD about \$35K under budget for total taxes still (\$20K property taxes under budget)
- The IMMD website is up-to-date; picnic pictures will be posted next week.
- The Burn Pit is about 70% full.
- The 4th of July picnic was a success. Becca Wilhelm (IMPOA) received three complaints about the raffle allowing teenagers to pick from adult prizes.
- The Office has been extremely busy but the staff has been able to avoid lines forming.

WSP Administrator: Jackie Middelhoek reported the following:

- One enrollee has not yet filed their new well permit application, as he is critically ill and still out of state.

- Updated augmentation certificates have been sent to everyone who has received approval of their well permits; two permits are pending with DWR and when approved, augmentation certificates will be sent to them.
- Updated Operations Manual is on the website. Jackie will send out a YAMM (Yet Another Mail Merge) next week informing all WSP members.

Dismissals:

Certified dismissal letters went out to five members for (1) non payment of admin fees within 90 days of due date and (2) failure to pay late fees / failure to put in water meter and have it certified.

- **Sara Powell** – intends to leave the program but hasn't submitted a certified letter to that effect. **MOTION: Dan Qualman moved and Marcia Logan seconded a motion to formally dismiss Sara Powell from the IMWSP effective today, July 11, 2026. Motion passed.**
- **Chad Leedholm and Suella Hughes** - responded to the second certified letter sent to them and indicated they wanted to stay in the program. They paid the outstanding amount due in full. **MOTION: Carol Darland moved and Craig Colborg seconded a motion to retain them in the WSP program. Motion passed.**
- **Amy Bueling** - has until July 30, 2026 to get a meter installed and certified. She has paid her outstanding balance in full. Jeanne Wells has been in contact with her to arrange for the certification.
- **Michael and Danielle Nougier** – multiple attempts to contact them have been made by Dan Qualman and Jackie Middelhoek with no success. **MOTION: Dan Qualman moved and Carol Darland seconded a motion to formally dismiss the Nougiers from the IMWSP effective today, July 11, 2026. Motion passed.**
- The **new owner** of Glenn Haas' property has not responded to two transfer letters that have been sent on May 6th and June 5th. A Certified Dismissal letter has been prepared for Dan Qualman's signature and will be sent immediately. A final decision on this situation will be made at the September Board Meeting.

Jeanne Wells reviewed the current certification program and the proposed plan moving forward to get all the necessary 10 year re-certifications completed on time. Meter certifiers have to be re-certified every year and Jeanne's re-certification has been scheduled.

IMMD/IMPOA Communication: The problems persist with IMPOA's accounting where the checks for memberships are not being processed in a timely matter and the long delays create questions and concerns for those paying memberships. The Business Office tries to address their concerns even though the office has no current information. The process is a mess. President Carol Darland will once again send a detailed email to the IMPOA Board with the specifics they need to address.

Maintenance: Pat Smith reviewed the current status of maintenance issues.

General: Overall everything is going well; the routine inspection and maintenance schedules are being followed.

- Pat has continued detail coordination for the noxious weed mitigation program for this summer (IMMD properties only).
- Picnic tables at IM Park and Breton Park have been painted.
- Work continues on the Wi-Fi system at various IMMD properties. The vendor (Ayrstone/Ayrmesh) went out of business at the end of June with no notice given to IMMD. Pat is working to manually configure the hardware temporarily so that it will still work. Efforts to restore service are on going.

Community Center: New grill was delivered. It was assembled and used at the first event and it worked great! The swallows' "nest construction" on the Community Center was thwarted this year because of the lack of water for the birds to make the mud necessary to secure their nests.

Comfort Station: Lots of extra work was necessary to clear clogged toilets in the Women's restroom due to irresponsible use and disrespect of the facilities.

Lodge: A newer grill was donated and placed at the Lodge. New grates and burner covers were ordered and installed. Replacement blinds for the upstairs rooms were installed and repaired blinds for the bathroom was attended to. New mattress covers were ordered and installed. Saplings around the Lodge and the Lodge propane tank were removed. Currently in the process of obtaining a bid from the fire mitigation contractor for tree removal around the power lines.

Pavillion: A new grill was assembled and installed for use at the picnic. Lots of activity was necessary to set up and tear down the area in preparation for the July 4th picnic, which was a success!

IM Ranch – Burn Pit: The Burn Pit is about ¾ full – filling in record time.

(Please refer to the complete Maintenance Report for more details, and is attached to these Minutes).

Unfinished Business:

Capital Projects

- Fire Dept Cisterns on Chief – 2026: Carol Darland suggested to Chief Trent Smith that he contact Greg Wingert of Oiled Hinge Properties. Carol also spoke with Greg to let him know that Chief Trent was soliciting bids.
- Fire Mitigation on Indian Mountain: Pat Smith is in contact with the mitigation crew to oversee the work scheduled for this year. Discussions about the best plan to be able to get firewood off the mountain this fall are taking place.
- Thistles Mitigation: Pat Smith is handling the details on the IMMD property and also working with Dan Qualman's property, which abuts the IMMD property. Dan is paying IMMD for the mitigation slated for his property.

Events:

- Community Garage Sale - July 18th – 9:00 am – 2:00 pm
- Volunteer Luncheon – August 8th 11:30 am – 1:30 pm
- Chili Cook-off – October 10th 2:00 pm – 4:00 pm
- Trunk or Treat – October 31 11:00 am – 1:00 pm

Sound Control Community Center: Craig Colborg emailed information to the Board about options to help reduce the "echoing" in the main room. He suggested trying something less expensive to see how effective it might be and also conferring with his daughter (a sound engineer) when she visits in October to discuss options with her. Project is on going.

Pool Table leveling and new felt: Project is complete. Total cost was \$750

Indian Mountain Metro District Bumper Stickers: The logo Jeff Mason came up with a year or so ago was chosen for the first batch of bumper stickers. Jackie will order a small quantity as a trial.

New Business:

Cut trees away from the power lines at the Lodge: Subject was covered in the Maintenance Report (copy attached to the Minutes).

Public Comment: None

Adjourn: MOTION: Carol Darland moved and Craig Colborg seconded a motion to adjourn the Board Meeting at 10:39 am. Motion passed.

Next Meeting: August 8, 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
July 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 (by phone), 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 June 2026, Regular Board Meeting

Treasurer's Report

Motion: The board approves the Treasurer's Report for June 2026, bank balances on 6/30/26 include:

General Fund=\$288,658.19

Special Conservation Fund= \$1,172.14

Reserves Fund=\$12,069.18

CSAFE=\$34,798.88

Petty Cash=\$223.00

TOTAL IMMD=\$336,921.39

IMWSP Admin=\$38,522.17

IMWSP Water Acquisition=\$122.50

CORE=\$36,114.46

TOTAL IMWSP=\$74,759.13

Total IMMD + IMWSP=\$411,680.52

District Manager Report

Maintenance Report

WSP Administrator Report

- Dismissals

Unfinished Business

- Capital Projects update

IMMD/IMPOA Communication Report

Fire Dept Cisterns on Chief - 2026

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- Fire Mitigation on Indian Mountain
- Thistle Mitigation
- Events:
 - 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

- Sound Control Community Center
- Pool table leveling and new felt was done. Total \$750.
- Indian Mountain Metro District Bumper Stickers?

New Business

Cut trees away from power lines at the Lodge

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Public Comment

Meeting Adjourned, Next meeting: August 8, 2026

Maintenance Monthly Report – Pat Smith

IMMD Board Meeting July 11th, 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.
 - Continued coordination for noxious weed mitigation this summer. (IMMD properties only)
 - Painted picnic tables at facilities (IM Park and Breton Park)
 - The extended Wi-Fi at facilities is out due to the Ayrstone/Ayrmesh going out of business at the end of June. Nice of them to let us know ahead of time. However, they do have instructions on how to manually configure the hardware so it will still work. Efforts to restore service are ongoing.
- Community Center:
- New grill delivered. Assembled and used at first event. Worked great!
 - 3 private events this month (graduation, memorial, wedding) and check-out after each event with minor cleaning and putting things back where they belong. Repaired desk shelf from wedding event.
 - It's so very dry that there was only one pair of swallows who attempted to build a nest this season. There is no water to make their mud nests. The nest was sprayed down before eggs were laid and they have not been back.
 - Repaired blind pulley.
 - Trimmed and sprayed weeds in CC parking lot.
- Comfort Station:
- Very difficult clogged toilet. Don't know what it was but it finally broke free.
 - Verrrry messy clogged and overflowed toilet in the women's room on picnic day.
 - 3 overflowed toilets this week.
 - Someone took the knob for the light in the family bathroom. It's a very old switch and no new knob available. The light cannot turn on now. Jeff Mason will be attempting a 3-D printed knob replacement. If it doesn't work, I'll replace the entire switch.
- Lodge:
- Newer grill donated and placed at the Lodge. New grates and burner covers were ordered and installed. Now like new!
 - New blinds ordered for broken blinds upstairs.
 - Bathroom blinds fixed.
 - New mattress covers ordered and installed.
 - Staged everything for annual picnic at Lodge. Then moved to pavilion on event day.
 - Removed saplings from around Lodge and Lodge propane tank. Wildfire mitigation around the facilities is ongoing.
 - Obtaining bid from fire mitigation contractor for tree removal around power lines.
- Pavilion:
- New grill assembled and installed.
 - Prepped grounds for Picnic. Cut grass, groomed area.

- Annual picnic set up, helped run event, and tear down including storing stuff back at the Community Center. This included the day before the event, meeting the Party City event tent delivery guys, helping them set up tent, tables and chairs.

IM Park:

- Continuing to monitor the camera on the logging trail. No one has used unauthorized motor vehicles yet this year.
- Annual Picnic prep – groom horseshoe pits and playground.
- Refinished kids picnic table at playground.
- Continued coordination with contractor for Wildfire mitigation.

RV Dump:

- All is well. Will be weed whacking the growth in the overflow parking lot before the next big Community Center event.

IM Ranch:

- Burn pit is about $\frac{3}{4}$ full. Filling in record time.

RV Storage Lot: -

Last Inspection on 6/12/26	38 RVs in the lot
76 RVs registered	1 delinquent permit

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.