

**Indian Mountain Metropolitan District
Regular Board Meeting
Community Center August 8, 2026 9:00 am**

Board: Carol Darland, Marcia Logan, Jeff Mason, Dan Qualman, Craig Colborg (excused)
Staff: Jackie Middelhoek, Pat Smith (via phone), Jeanne Wells
Guests: Roy Wells, Barb Holden, Gene and Deb Nagle, Loren Klain

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

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

Secretary: **MOTION:** Marcia Logan moved and Jeff Mason seconded a motion to approve the Minutes of the July 2026 Board Meeting as presented. Motion passed.

Treasurer: Jeff Mason reviewed the July 31, 2026 balances of the Indian Mountain accounts and found them to be accurate. **MOTION:** Jeff Mason moved and Dan Qualman seconded a motion to accept the Treasurer report for July 2026 as presented. Motion passed.

General Fund	\$338,477.17
Special Conservation Fund	\$ 1,172.14
Reserves Fund	\$ 12,069.18
Petty Cash	<u>\$ 233.00</u>
TOTAL IMMD	\$386,851.81
IMWSP Admin	\$ 37,818.67
IMWSP Water Acquisition	\$ 122.50
CORE	\$ 36,232.33
TOTAL IMWSP	<u>\$ 74,173.50</u>
TOTL IMMD + IMWSP	\$461,025.31

District Manager: Jackie Middelhoek reported that

- IMMD will receive additional tax money on August 10th and a note will be sent to Board members with the pertinent information
- The Community Garage Sale was a success; fewer vendors participated this year.
- The Burn Pit Porta Potty will be picked up on August 12th, 2026
- Jackie sent the FOIA request regarding CISA interactions to the lawyers; Rose Vallesio is out of town until August 10th, 2026.

WSP Administrator: Jackie Middelhoek reported that

- The last enrollee has finally filed a new well permit application.
- Pam Quimby is 90 days overdue in paying a fine. Snail-mail letter was returned, as the address used was no longer correct. Another snail-mail letter was sent to another address found for her.

- Updated Augmentation certificates were sent to those participants who have received approved well permits. There are still a couple participants completing the process and updated certificates will be sent to them upon completion.
- Two participants (Nouguier; Powell) were dismissed from the program via Certified Letter; HASP was made aware of this action by including pertinent information along with the water meter readings submission for July.
- A Certified dismissal letter was sent to G. Haas's buyer, which was picked up on July 23, 2026. The Board will make a dismissal decision at the September Board meeting.
- Amy Bueling is in the process of getting a water meter installed which was delayed a bit due to issues in obtaining the correct type of meter. South Park Mechanical will complete the installation by August 7th and Jeanne Wells will complete the certification process by August 9th.
- Appears one participant uses (and has been using) more water than is permitted with the monthly allotment (7333 gals). Future usage will be monitored to determine the cause of excess gallons used.

IMMD/IMPOA Communication:

Jackie Middelhoek is temporarily maintaining IMPOA's membership list to ensure that accurate information is recorded. A letter of understanding of this limited role for her will be obtained from the remaining IMPOA Board members. The requested audit has so far not been done. However, Venmo and PayPal payments are still handled by former IMPOA Board member, Chad Wilcox, as there has been no replacement for his responsibilities.

Events:

- Community Chipping – August 3rd – August 16th
- IMPOA/IMCA Dumpster Day – August 15th from 8:00 am to 3:00 pm
- IMPOA/IMCA Photography Contest for Calendars – September 1st – September 30th
- IMPOA/IMCA Craft Fair – October 3rd from 10:00 am – 3:00 pm
- Thanksgiving Potluck – November 14th from 4:00 pm to 7:00 pm

Maintenance: Jackie Middelhoek presented Pat Smith's Maintenance Report (complete report is attached to these Minutes).

General: Pat reported that overall, everything is going well.

- Ark Valley Weed Management sprayed Canada Thistle on IMMD properties. IMPOA/IMCA had roadsides in the neighborhood sprayed as well.

Community Center:

- For the Community Garage Sale, defensive actions were taken during this drought to weed whack the extra long dry grass in the parking areas at the RV Dump and Keneu Ct. This was done to prevent a possible fire igniting from hot exhausts on cars.
- A video was downloaded of an IM resident laying two bags of household trash on top of the dumpster at 10:46 at night on 7/15/26. Pat recognized the perpetrator and will be taking further action when they return to the neighborhood.

Comfort Station:

- The pressure tank was leaking and South Park Mechanical replaced it with a new one. The Chlorinator had to be moved and that caused brittle plastic to crack. A new Chlorinator is on order.
- The Ayrmesh receiver and hub would not work after the reconfiguration that had to be done when the business closed at the end of June with no notification provided to IMMD. The cameras and sensors are now back on line.
- More graffiti vandalism was done to one of the Men's bathroom stalls requiring extra attention be given to possible repair or to just remove the item(s) completely.
- Water use at the Comfort Station spigot has increased greatly this year and is of concern. To address the wear and tear on the well, the flow of the spigot has been turned down to discourage people from filling large cisterns. For more detail, please see the complete Maintenance Report attached to these Minutes.

Lodge:

The Ayrmesh Wi-Fi has been restored.

IM Park:

Aspens are getting too close to the power lines from the transformers to the Lodge and Comfort Station. South Park Tree Services was contracted to clear an 8' path under the lines but the decision was made to just fell the trees. These buffer zones will be maintained as tree-free.

Coordination continues with the contractors for this year's Wildfire mitigation project.

RV Dump:

Valley Precast turned off the system for maintenance and the system failed to turn on again. The circuit breaker for the FAST system kept tripping. A larger 20 amp breaker was installed and things are working fine.

IM Ranch:

The Burn Pit was filled in record time this year and the pit is now closed.

Unfinished Business:

Capital Projects Update:

- Fire Department Cisterns on Chief: Chief Trent has ordered the tanks and approved an excavation contract. The Chief estimates the work will start at the end of August.
- Fire Mitigation: The crew started their work on June 15th and has until October 31st to complete the project.
- Thistle Mitigation: *Topic was covered in the Maintenance Report*

IMMD Events:

- Volunteer Luncheon – August 8th; 11:30 am -1:30 pm; TACO BAR
- Chili Cookoff – Saturday, October 10th – 2:00 pm – 4:00 pm
- Trunk or Treat – Saturday, October 31, 11:30 am – 1:30 pm; more gifts needed for the kiddos.
- Sound Control Community Center – postpone discussion to November.
- Indian Mountain Bumper Stickers – 50 ordered and they turned out very nicely.
- Cut trees away from power lines at the Lodge – *Topic was covered in the Maintenance Report*

New Business:

- Set date for first Budget meeting – Confirmed Saturday, September 12, 2026 immediately following the IMMD Board meeting (10:30 am)
- Burn Pit closed early as it has reached capacity – 54 piles await the right conditions to be safely burned.
- Email regarding Bike Park: Carol Darland will continue to research the Covenants for Indian Mountain Park (independent of the subdivision covenants) and will draft a reply to Austen Parker's email.
- New Pressure Tank and Chlorinator: **MOTION: Carol Darland moved and Jeff Mason seconded a motion to approve the estimate from South Park Mechanical for a new pressure tank and a replacement chlorinator for a total of \$4,150.**

Public Comment: None

Adjournment: MOTION: Carol Darland moved and Jeff Mason seconded a motion to adjourn the Board meeting at 10:47 am. Motion passed.

Next meeting: September 12, 2026

Respectfully submitted:
s/Marcia Logan

(A copy of the Agenda for this meeting is attached to the next page and is followed by the full Maintenance Report)

Indian Mountain Metropolitan District
Agenda for Regular Board Meeting
August 8, 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 (excused)

Staff Attendance: Jackie Middelhoeck, Patrick Smith, Jeanne Wells

Guests in Attendance: see sign in list.

Secretary's Report

Motion: The board approves the minutes of the July 2026, Regular Board Meeting

Treasurer's Report

Motion: The board approves the Treasurer's Report for July 2026, bank balances on 7/31/26 include:

General Fund=\$338,477.17

Special Conservation Fund= \$1,172.14

Reserves Fund=\$12,069.18

CSAFE=\$34,910.32

Petty Cash=\$223.00

TOTAL IMMD=\$386,851.81

IMWSP Admin=\$37,818.67

IMWSP Water Acquisition=\$122.50

CORE=\$36,232.33

TOTAL IMWSP=\$74,173.50

Total IMMD + IMWSP=\$461,025.31

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:
 - 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
- Indian Mountain Metro District Bumper Stickers
- Cut trees away from power lines at the Lodge

New Business

- Set a date for first Budget meeting
- Burn Pit closed early because it is full
- Email regarding Bike Park
- New Pressure Tank and Chlorinator at CS

Public Comment

Meeting Adjourned, Next meeting: September 12, 2026

Maintenance Monthly Report – Pat Smith

IMMD Board Meeting August 8th, 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.
 - Ark Valley Weed Management sprayed Canada Thistle on IMMD properties (full acres). IMPOA/ICMA had roadsides in the neighborhood sprayed as well.
 - The post for the IMPOA/ICMA digital speed sign on Arrowhead by the RV Dump rotted and the unit fell. It was damaged beyond repair, and I disposed of it for IMPOA/ICMA.
- Community Center:
- For the Community Center Garage Sale, we were concerned that during this drought, people will be parking their hot exhaust on extra dry long grass, etc. So I weed whacked the RV Dump and Keneu Ct.
 - 2 bags of household trash were put on top of the dumpster at 10:46pm on 7/15/26. Luckily the bear that tried to get into the dumpster four nights prior did not come back. I was able to download video of the distinctive person, truck and trailer. It was too dark to get a plate. I believe I know who it is. As soon as they are back in the neighborhood I'll be able to match up the truck and trailer.
- Comfort Station:
- Pressure tank was leaking. South Park Mechanical replaced it with a new one. We had to move the chlorinator and that caused the brittle old plastic to crack. A new chlorinator is on order.
 - The Ayrmesh receiver and hub in the CS would not work after the reconfiguration when the company went out of business. A new Wavelink receiver/repeater was installed. Cameras and sensors are now back online.
 - At least one person penned and scratched graffiti on the wood mount holding a towel rack in one of the men's stalls. I sanded the graffiti off. Now deciding whether to refinish it or just take it down.

- Water use at the Comfort Station spigot has increased greatly.

It appears the increase in CS gallons used is from the outside spigot. It's of course a very dry year and more people are coming up here that need water.

CS Outside Spigot		
	Month	Gallons
2022	July	1940
2023	July	2280
2024	July	2660
2025	July	2850
2026	July	7100

We have seen this trend over the last few months, but July was the most dramatic.

To address the wear and tear on the well, we have turned down the flow to the spigot back to where it was before I took over maintenance in 2022. This setting was to curb people from filling large cisterns, and it worked at that time. I had turned the flow up in 2022 at the request of a couple of property owners.

(Records of water meter readings were not kept/maintained before I took over.)

Lodge:

- Restored the Ayrmesh Wi-Fi.
- The Lodge was booked for most of July. Everything is holding up well. I do Check-in and Check-out with light cleaning and trash removal.

Pavilion:

- All is well.

IM Park:

- Aspens had started getting too close to the powerlines from the transformers to the Lodge and Comfort Station. South Park Tree Services was contracted to clear an 8ft path under the lines. We just had them fell the trees. I'll be cutting them up and disposing of them. I'll maintain these buffer zones as tree free.
- Continued coordination with the contractor for Wildfire mitigation.

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

RV Dump:

- Valley Precast turned off the system for maintenance and the system would not turn on again. The circuit breaker for the FAST system kept flipping off. Our contractor for the project Pete Ambrose happened to drop by and it was discovered that the breaker was worn. A larger breaker (20amp up from 15) was installed and everything is working fine again.
- Ayrmesh Wi-Fi was fixed at the Community Center and had to default to "Manual Mode" username and password. Valley Precast was notified to reconnect telemetry with new login info.

IM Ranch:

- Burn pit is full and now closed. Filling in record time.
- Golf "greens" were groomed and ranch fences checked.

RV Storage Lot:

- Last Inspection on 7/25/26 31 RVs in the lot
79 RVs registered 4 delinquent permits

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.