

**Indian Mountain Metropolitan District
Board Meeting
September 12, 2026
Community Center 9:00 am**

Board: Carol Darland, Craig Colborg, Marcia Logan, Jeff Mason, Dan Qualman

Staff: Jackie Middelhoek, Pat Smith, Jeanne Wells

Guests: None

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

Additions to / Approval of Agenda: **MOTION:** Carol Darland moved and Craig Colborg seconded a motion to approve the Agenda as presented. Motion passed.

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

Treasurer: Jeff Mason reviewed the account balances as presented below. **MOTION:** Jeff Mason moved and Carol Darland seconded the motion to accept the August 31, 2026 account balances as presented on the Agenda. Motion passed.

General Fund	\$296,319.05
Special Conservation Fund	\$ 1,172.14
Reserves Fund	\$ 12,069.18
CSAFE	\$ 35,023.27
Petty Cash	<u>\$ 223.00</u>
TOTAL IMMD	\$344,806.74
IMWSP Admin	\$ 37,129.17
IMWSP Water Acquisition	\$ 122.50
CORE	<u>\$ 36,352.58</u>
TOTAL IMWSP	\$ 73,604.25
TOTAL IMMD + IMWSP	<u>\$418,410.99</u>

District Manager: Jackie reported \$6,758.81 in tax money IMMD received on September 10, 2026 as shown below:

Current Taxes	\$ 5,025.32
Delinquent Taxes	- \$ 77.62
Fees	- \$ 152.75
Interest	\$ 144.10
Specific Ownership Taxes	<u>\$1,819.76</u>
	\$6,758.81

- IMMD received a Colorado Trust Fund (lottery funds) distribution of \$257.66 on September 9th.
- The Burn Pit porta-potty was picked up Wednesday, August 12th.
- Apparently the response from the lawyers regarding the FOIA request made the rounds of “spam” folders but eventually surfaced as well as an invoice for \$1,156.00.

- An email was received from DOLA stating IMMD was missing a resolution for IMMD's 2026 Budget package. Jackie pointed out their error and they admitted it was their mistake.
- An application will be submitted this month for the Safety Grant of \$719.80 and will use the \$1,000 currently in our Conservation Fund and will book costs against the appropriate items.
- Carol co-signed a check to Shirley Septic (South Platte Services) that was not included in the budget as it is not a routine expense but needed to be done.
- The Proposed IMMD/IMWSP Budget needs to be presented to the Board by October 15th. Jeff Mason will not be able to attend the October 10th Board Meeting. **MOTION: Carol Darland moved and Dan Qualman seconded a motion to designate Jackie Middelhoek to present the 2027 IMMD/IMWSP Budget at the October 10, 2026 Board Meeting. Motion passed.**

IMWSP Administrator:

- Jackie reviewed the overdue status for Pam Q. A dismissal letter has been prepared for signature and a final decision will be made at the November Board meeting.
- Jackie reported the details of her exchange with Matthew Harper (Haas property) and his desire to stay in the WSP program. **MOTION: Carol Darland moved and Craig Colborg seconded a motion to retain Matthew Harper in the WSP program. Motion passed.**
- Amy Bueling is now in compliance with the IMWSP and has completed the stipulations needed to remain. A meter has been installed, certified and she is reporting monthly gallon usage.
- **WSP Delinquency:**
- Eight participants did not report water usage for August. An additional participant who just closed on their property was reminded to do this next month.
- Six participants have not paid their fines; one participant has still not paid the Administrative fee. The property was foreclosed.

IMMD / IMPOA Communications:

- After learning that IMPOA lost their tax-exempt status for not filing with the IRS for three consecutive years, Jackie has decided to not help IMPOA anymore with their finances and membership list. Chad Wilcox has filed for a reinstatement of IMPOA's tax-exempt designation.
- The IMPOA Board has a new Director and he will assume the Treasurer's position. The membership of the IMPOA board is Joy Ariel – Events, Becca Wilhelm – Communications, Melissa Pryce – Secretary, and Christopher Hughes – Treasurer. Shauna Fjeld will be their new Webmaster.
- The IMMD Board will review the status of the Lease Agreement at the October Board meeting.

Maintenance: Pat Smith, Maintenance, reported on the status of water usage at the Comfort Station. Water use at the spigot is being monitored due to the heavy usage this year, which is more than the last three years combined. Signs were posted informing users that there is a limit of 30 gallons per property owner per day due to the drought conditions. All but two people followed this limit on water usage. The Board will discuss at a future meeting how to deal with this situation next year if there is still a drought situation in place.

(The complete Maintenance report is attached to these Minutes).

UNFINISHED BUSINESS:

Capital Projects Update:

- Fire Dept Cisterns on Chief – 2026 - The tanks were placed and insulation has been sprayed on them. The cistern will still need to be connected to the well and electrical for the pump still needs to be worked out. The Fire Department has taken over the IMMD CORE Electrical account for the old RV Dump.
- Fire Mitigation: the crew started on June 15th and has until October 31st to complete the project. They have completed units 5, 6, and 7 so far and are halfway done with unit 8.

EVENTS

- Chili Cook-off – October 10th; 2:00 pm - 4:00pm
- Trunk or Treat – October 31st; 11:00 am – 1:00 pm (Jackie will gather prizes for the kiddos)

Sound Control – Community Center

The discussion of how to improve the sound quality in the main meeting room was postponed until November.

New Pressure Tank and Chlorinator at Comfort Station:

Still waiting on delivery; estimated to be installed by October.

NEW BUSINESS:

Have a possible final Budget Meeting in November? Yes, details to follow.

IMMD events for 2027:

- **2027 – July 4th Picnic:** IMMD will get an organization committee established with IMPOA in early 2027. The date suggested was after the February 6, 2027 IMMD Board meeting at 11:00 am. The tent needs to be ordered by April.
- **Spigot use at Comfort Station:** discussed in Maintenance section
- **CORA (Colorado Open Records Act):** Have lawyers draft Board Resolution to increase the fee to \$41.37/hour for records research. Also change Transparency Notice to include FOIA (Freedom of Information Act) fee and policy. No fee for first hour; maximum charge is \$41.27/hour. **MOTION: Dan Qualman moved and Carol Darland seconded a motion to raise the fee for doing records research and to have the lawyers draft the appropriate Board Resolution to accomplish this.**

Public Comment: None

Meeting Adjourned: MOTION: Carol Darland moved and Dan Qualman seconded a motion to adjourn the Board meeting at 10:35 am. Motion passed.

Next Meeting: October 10, 2026

Respectfully submitted,
s/Marcia Logan

(A copy of the Agenda for this meeting follows these minutes.)

Indian Mountain Metropolitan District
Agenda for Regular Board Meeting
September 12, 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 Middelhoeck, Patrick Smith, Jeanne Wells

Guests in Attendance: see sign in list.

Secretary's Report

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

Treasurer's Report

Motion: The board approves the Treasurer's Report for August 2026, bank balances on 8/31/26 include:

General Fund=\$296,319.05

Special Conservation Fund= \$1,172.14

Reserves Fund=\$12,069.18

CSAFE=\$35,023.37

Petty Cash=\$223.00

TOTAL IMMD=\$344,806.74

IMWSP Admin=\$37,129.17

IMWSP Water Acquisition=\$122.50

CORE=\$36,352.58

TOTAL IMWSP=\$73,604.25

Total IMMD + IMWSP=\$418,410.99

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
- Events:
 - Chili Cook-off – October 10th, 2pm – 4pm
 - Trunk or Treat – October 31st, 11am – 1pm
- Sound Control Community Center
- New Pressure Tank and Chlorinator at CS

New Business

- Can we have final Budget Meeting in November?
- IMMD events for 2027
- Spigot use at Comfort Station
- CORA. Have lawyers draft Board Resolution to increase fee to \$41.37/hr? Also change Transparency Notice to include FOAI fee and policy?

Public Comment

Meeting Adjourned, Next meeting: October 10, 2026

Maintenance Monthly Report – Pat Smith

IMMD Board Meeting September 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.
 - Weed control at all facilities.
 - In the process of replacing weathered camera warning signs at all facilities.
- Community Center:
- Bear turned over the dumpster. Cleaned up the mess. Trying an ammonia spray to deter bears.
- Comfort Station:
- Septic pumped this month.
 - Removed men's stall towel rack due to continued vandalism.
 - Still waiting for the new chlorinator to arrive. Had to re-order.
 - Monitoring water use at the spigot. Signs posted to limit 30 gallons per property owner per day. All but 2 people followed this. Will be asking the board how they would like to deal with future violations.
 - Considering putting a locking mechanism on the spigot as it's been reported again that outside neighborhoods are using the spigot. No perfect solution is available. Will discuss with the board.
- Lodge:
- Septic pumped this month.
 - Everything is holding up well. I do Check-in and Check-out with light cleaning and trash removal.
- Pavilion:
- All is well.
- IM Park:
- Continuing to monitor the camera on the logging trail. No one has used unauthorized motor vehicles yet this year.
- RV Dump:
- All is well.
- IM Ranch:
- All is well.
- RV Storage Lot:
- Last Inspection on 9/11/26 36 RVs in the lot
83 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.