

**Indian Mountain Metropolitan District
Board Meeting
Community Center 9:00 am
October 10, 2026**

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

Staff: Jackie Middelhoek, Jeanne Wells, Pat Smith (via phone)

Guests: None

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 Dan Qualman seconded the motion to accept the Agenda as presented. Motion passed.

***NOTE:** (A copy of the Agenda for this meeting is attached to the Minutes of this meeting)*

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

MOTION: Marcia Logan moved and Dan Qualman seconded a motion to acknowledge that notes of the initial 2027 Budget Work Session following the September Board Meeting were recorded and filed with September 2026 records. Motion passed.

Treasurer: Jeff Mason was excused from this meeting due to travel. **MOTION:** Carol Darland moved and Dan Qualman seconded the motion to accept the September account balances as shown on the Agenda. Motion passed.

The IMMD financial account balances follow:

General Fund	\$281,142.57
Special Conservation Fund	\$ 1,430.11
Reserves Fund	\$ 12,072.22
CSAFE	\$ 35,134.95
Petty Cash	\$ 183.00
TOTAL IMMD	\$329,962.85
IMWSP Admin	\$ 36,079.76
IMWSP Water Acquisition	\$ 127.50
CORE	\$ 36,471.34
TOTAL IMWSP	\$ 72,678.60
TOTAL IMMD + IMWSP	\$402,641.45

District Manager: Jackie Middelhoek reported the following information:

- The Tax Income for October has not been received yet but is expected by Tuesday (October 14) as Monday is a Federal holiday.
- An application for the Safety Grant of \$719.80 was approved and a check is on the way. These funds will be booked against Non-Conservation Funds to help pay for the fire mitigation in IM Park.

- CTF Funds in the amount of \$1,000 were booked against maintenance services to help pay for the new pressure tank and chlorinator at the Comfort Station.
- Painting bids for the inside and outside of the Lodge were received from Lester Montoya. A Request for Bids was also posted on Next Door but nothing has been received yet.
- The Board was sent information on spigot covers. Jackie Middelhoek and Craig Colborg provided more detail why the covers from Amazon were preferred with an additional combination lock.

WSP Administrator: Jackie Middelhoek reviewed the current status of outstanding issues. One participant (Kinney) is still in arrears, he was sent another invoice by US mail with the outstanding amount due and if the balance is not paid by the November Board meeting, a Certified Dismissal Letter will be sent.

A new property owner/WSP participant did not report September gallon usage after Jackie explained the process to the owner last month. A reminder e-mail will be sent that clarifies the possible ramifications that will be invoked if the monthly reporting requirement is ignored again.

Jeanne Wells, IMMD's officially Certified Meter Tester, updated the Board on the status of Jeremiah Davidson's and John Hawke's efforts to become certified water meter testers. The Department of Water Resources cancelled the first test date. Jeanne is pursuing other possible options to get the certification process for them completed.

IMMD/IMPOA Communication: Carol Darland recommended that

- IMMD execute a new lease agreement with IMPOA and expect a new deposit check (to be kept on file) when their Treasury problem has been solved.
- The Craft Fair was a very nice success with a good turn out.
- IMPOA is again organizing a neighborhood Thanksgiving Potluck for Saturday, November 14, 2026 from 4:00 pm to 7:00 pm.

Maintenance: Pat Smith provided updated information on maintenance issues

- and highlighted that the blinds were once again broken by the Church. Jackie provided operating instructions to the Elders on how to raise and lower them. The broken blinds are Pending Repair.
- The second item dealt with inappropriate usage of electrical outlets at the Pavilion and the Community Center by an IMMD resident that resulted in overloaded outlets. The person responsible is known and was informed future usage of the outlets would not be allowed.

(NOTE: A detailed Maintenance Report is attached to the Minutes of this meeting.)

An issue was brought to the Board about the difficulty of using the TBK *Debit* Card (Master Card) for certain purchases. The TBK Bank in Fairplay has been refusing to accept usage of the card for certain purchases. After a bit of discussion, a possible solution will be investigated. **MOTION:** Carol Darland moved and Dan Qualman seconded a motion for IMMD to apply for a TBK Visa Business Account *Credit* card. Motion passed.

**Unfinished Business
Projects:**

- Fire Department Cisterns on Chief: An email was sent to Chief Smith for an update on this project and he could maybe get it done next week.
- The tanks were placed and the 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 on Indian Mountain: The Crew started this project on June 15th and has until October 31, 2026 to complete it. They have completed units 5, 6, 7 and 8 so far and are halfway done with unit 9.

IMMD Events:

- Chili Cook off: Saturday, October 10 from 2:00 pm to 4:00 pm
- Trunk of Treat: Saturday, October 31 from 11:00 am to 1:00 pm. Jackie has ordered the gifts for the kids and Chuck Atkinson is donating a trunk and coffins with skeletons.

Sound Control Community Center: Craig Colborg shared that his daughter (a professional sound engineer) had visited and looked at the situation at the Community Center and she provided three options to try reducing the echo effect.

1. Install foam behind the quilts hanging in the front of the room
2. Install a large area rug in the semi-circle area in front of the tables used by the Board for meetings.
3. Investigate freestanding sound mitigating panels (i.e. room divider) to put behind the attendee areas. Prices vary.

Carol Darland shared that she was replacing a large area rug in her home that might work at the Community Center, so that option will be the first tried. Next steps will be decided on, if necessary.

The Chlorinator has been installed and the invoice has been paid.

Proposed IMMD events for 2027:

- Annual Picnic – July 3, noon – 2:00 pm
- Garage Sale – July 17, 9:00 am – 2:00 pm
- Volunteer Lunch – August 14, 11:30 am – 1:30 pm
- Chili Cook off – October 9, 2:00 pm – 4:00 pm
- Trunk or Treat – October 30, 11:00 am – 1:00 pm

Discuss having the formal Budget Hearing at the November Board Meeting and Cancelling the December Board Meeting.

MOTION: Carol Darland moved and Marcia Logan seconded a motion to designate signing authority to Dan Qualman (1st VP) to complete the signatures required for official submission of the 2027 IMMD/IMWSP Budget to the state. Motion passed.

CORA resolution and Motion: Jackie supplied an official CORA (Colorado Open Records Act) Resolution reflecting changes that have been added. **MOTION:** Carol Darland moved and Dan Qualman seconded a motion to approve a resolution updating the designated custodian of

records and the accompanying changes. Motion passed. Carol Darland as President and Marcia Logan as Secretary signed the official copy of the Resolution for Jackie to finalize.

New Business:

- **Letter of Support for the Jefferson – Como Fire Department CWPP:** Dan Qualman signed a letter of support for the Jefferson-Como Fire District CWPP. Jackie will provide the letter to the Fire District.
- **Presentation of proposed 2027 Budget (IMMD and IMWSP) by Jackie Middelhoek (IMMD Business Manager).** Jackie presented the 2027 proposed Budget to the IMMD Board,. **MOTION: Carol Darland moved and Dan Qualman seconded a motion to set the 2027 IMWSP Administrative fee to \$75, which is the current fee. Motion passed.**

Public Comment: Marcia Logan raised the issue of the Memorandum of Understanding that was entered into by IMMD and IMPOA several years ago. This MOU outlined the intent that IMPOA would maintain a current list of ALL Indian Mountain Property Owners and the contact information for them and provide a quarterly update (i.e. digital) to IMMD through Jackie Middelhoek (Business Manager). This MOU should be reviewed to determine what the future of this MOU will be...continue, abandon, change???

Next Meeting: November 14, 2026

Meeting Adjourned: MOTION: Carol Darland moved and Dan Qualman seconded a motion to adjourn the Board Meeting at 11:15 am. Motion passed.

Respectfully,
s/Marcia Logan

NOTE: A copy of the Agenda and the full Maintenance Report are attached on the following pages.

Indian Mountain Metropolitan District
Agenda for Regular Board Meeting
October 10, 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 (excused), Dan Qualman, Craig Colborg

Staff Attendance: Jackie Middelhoek, Patrick Smith (by phone), Jeanne Wells

Guests in Attendance: see sign in list.

Secretary's Report

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

Treasurer's Report

Motion: The board approves the Treasurer's Report for September 2026, bank balances on 9/30/26 include:

General Fund=\$281,142.57

Special Conservation Fund= \$1,430.11

Reserves Fund=\$12,072.22

CSAFE=\$35,134.95

Petty Cash=\$183.00

TOTAL IMMD=\$329,962.85

IMWSP Admin=\$36,079.76

IMWSP Water Acquisition=\$127.50

CORE=\$36,471.34

TOTAL IMWSP=\$72,678.60

Total IMMD + IMWSP=\$402,641.45

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 - completed
- Proposed IMMD events for 2027
 - Annual Picnic – July 3, noon – 2pm
 - Garage Sale – July 17, 9am – 2pm
 - Volunteer Lunch – Aug 14, 11:30am – 1:30pm
 - Chili Cook-off – Oct 9, 2pm – 4pm
 - Trunk or Treat, Oct 30, 11am – 1pm
- Budget Hearing at November Board Meeting and cancellation December Meeting - discussion
- Cora Resolution and Motion

New Business

- Letter of Support for Fire Department
- Presentation of the proposed 2027 budget

Public Comment

Meeting Adjourned, Next meeting: November 14, 2026

Maintenance Monthly Report – Pat Smith

IMMD Board Meeting October 10th, 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.
- Replaced Fire /CO Alarm, DL Locks and sensor batteries at all facilities.
- Fire extinguishers collected for all facilities and taken to CC for inspection and recertification. Then returned to facilities.
- Stained all facility signposts.

Community Center:

- Painted Marquee & stained Kiosk.
- Refinished Drop Box.
- Stucco trim repair and touch up paint by deck door. Also filled some cracks.
- Cement repair on front stone wall and cracks in walk under portico.
- Dealt with outlets out on deck. Someone overloaded them.
- Light timer switch replaced in ladies room. More complicated than the ones I've replaced at the Comfort Station, so we called Square State Electric who responded the next day.
- Inspected AED and ordered new paddles. (Expiring next month)
- Kitchen range hood inspected and certified when the fire extinguishers were inspected.
- Church broke blinds again. Elders have been coached again on how to instruct the congregation how to raise and lower the blinds. Pending Repair.
- Continue setting up and taking down tables for Quilting Club on most Tuesdays.

Comfort Station:

- Fixed family bathroom flush control - was not shutting off.
- New Chlorinator was installed and I am fine-tuning calibration.

- Monitoring water use at the spigot.
- New door sensor installed on front door replacing failed old sensor.
- Found a key card in men's shower during Rounds. Researched and found property owner still here camping. They were very grateful.
- Reviewed video for reckless driver who did donut spraying rocks into the building. Luckily no windows were broken. Too fast, couldn't distinguish plate.

Lodge:

- Check-in and Check-out with light cleaning and trash removal.
- Replaced broken towel rack in the bathroom.

Pavilion:

- Dealt with outlets out in the pavilion. Same person that overloaded the CC deck outlets did the same thing here. We know who it was and she was advised not to use the facility outside outlets anymore. She was plugging in too many things, and we think she has a bad extension cord. So far there has not been a recurrence.
- Moved all picnic tables under the pavilion for the season.

IM Park:

- Processed the trees that were taken down under the power lines by South Park Tree Services. Slash was taken to the Burn Pit. 4 trailer loads removed.
- Continuing to monitor the camera on the logging trail. There have been no unauthorized motor vehicles yet this year.

RV Dump:

- All is well.

IM Ranch:

- Stained gazebo and storage shed.

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.