Indian Mountain Metropolitan District
Board Meeting
Community Center 9:00 am
November 14, 2026

Board: Dan Qualman, Jeff Mason, Craig Colborg, Marcia Logan, Carol Darland (excused)
Staff: Jackie Middelhoek, Patrick Smith, Jeanne Wells
Guests: None

Call to Order: Dan Qualman, acting President in Carol's absence, called the meeting to order at 9:04 am.

Additions and Approval of Agenda: Jeff Mason noted an error in a date**. MOTION: Jeff Mason moved and Craig Colborg seconded a motion to accept the Agenda with the corrected date, as presented. Motion passed.**

MOTION: Jeff Mason moved and Craig Colborg seconded a motion to enter the Budget Hearing for final review and the required motions. Motion passed.

2027 BUDGET HEARING: BUDGET DISCUSSION AND PUBLIC COMMENTS ON 2027 BUDGET
There was no representation from the public attending the Budget Hearing. Jackie Middelhoek, IMMD Business Manager, had distributed copies of the Budget Message, IMMD and WSP Budgets, and their accompanying Resolutions for 2027 and reviewed the information being submitted via the worksheets for any last-minute adjustment to the line item amounts.

She also pointed out that the District has adopted two separate funds – a General Fund to provide for general operating, maintenance, and capital expenditures for the District, and was prepared on a Modified Accrual Basis. Revenues and expenditures are recorded on a modified accrual basis.

The second fund is the Indian Mountain Water Service Program Fund (IMWSP), which is a voluntary opt-in program to supply augmentation water for wells in the Indian Mountain subdivision. The IMWSP budget reflects revenue from yearly administrative (membership) fees as well as application and water purchase fees collected from well owners who have chosen to join the program. The Water Service Program Fund Budget was prepared on a modified accrual basis of accounting. Revenues and expenditures are recorded on an accrual basis.

MOTION: Jeff Mason moved and Craig Colborg seconded a motion to approve the discussion of the combined IMMD and IMWSP Budgets and Public Comments on the 2027 Budget. Motion passed.
The following Resolutions were then presented for approval:

Resolution To Set Mill Levies #1-11/2026
For the purpose of meeting all the general operating expenses of the District during the 2027 Budget year, there is hereby levied a tax of 6.943 mills upon each dollar of the total valuation for assessment of all taxable property with the District for the year 2026; and that the Secretary of the District is hereby authorized and directed to immediately certify to the County Commissioners of Park County, Colorado, the mill levies for the District as herein above determined and set.

MOTION: Craig Colborg moved and Jeff Mason seconded a motion to accept the mill levy for 2027 as presented. Motion passed

Resolution to Adopt Budget - #2-11/2026

A resolution summarizing expenditures and revenues for each fund and adopting a budget for the Indian Mountain Metropolitan District, Park County, Colorado (which includes the Indian Mountain Water Service Plan) for the calendar year beginning on the first day of January 2027 and ending on the last day of December 2027.

MOTION: Jeff Mason moved and Craig Colborg seconded a motion to adopt the presented 2027 budgets for Indian Mountain Metropolitan District, which includes the Indian Mountain Water Service Program. Motion passed.

Resolution to Appropriate Sums of Money - #3 – 11/2026

A resolution appropriating sums of money to the various funds and spending agencies in the amount and for the purpose as set forth below, for the Indian Mountain Metropolitan District, Park County, Colorado for the 2027 budget year.

MOTION: Jeff Mason moved and Craig Colborg seconded a motion to appropriate the sums of money allotted to the various funds and spending agencies as set forth in the official Resolution. Motion passed.

MOTION: Jeff Mason moved and Craig Colborg seconded a motion to end and exit the Budget Hearing portion of the meeting and reenter the Regular Board Meeting. Motion passed.

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

Treasurer: Jeff Mason reviewed the financial accounts of the District as of October 31, 2026 and they were all correct. **MOTION: Jeff Mason moved and Craig Colborg seconded a motion to approve the Treasurer report. Motion passed.**

General Fund	$236,623.49
Special Conservation Fund	$ 1,430.11
Reserves Fund	$ 12,072.22
CSAFE	$ 35,254.14
Petty Cash	$ 183.00
TOTAL IMMD	$285,562.96
IMWSP Admin	$ 35,215.76
IMWSP Water Acquisition	$ 127.50
CORE	$ 36,598.33
TOTAL IMWSP	$ 71,941.59
TOTAL IMMD + IMWSP	$ 357,504.55

District Manager: Jackie reviewed the following items:
IMMD received tax revenue from Park County on November 10th as follows:

Current Taxes	$ 491.85
Fees	-$ 15.41
Interest	$ 21.27
Specific Ownership	$1,778.91
Total	$2,277.12

- A check in the amount of $719.80 was received for the Safety Grant; booked against the Non-Conservation Fund for fire mitigation.
- Burn pit was burned on November 6th; plans are to reopen in June.
- IMMD website has been updated to highlight the closing of the RV Dump and the burning of the burn pit for the season. In addition, the proposed 2027 Budget has been added under the Budget tab.
- CORA (Colorado Open Records Act) information has been changed on the SDA (Special District Association) website and CORA language has been added to the Transparency Form Also the CORA resolution has been posted on the IMMD website under Governance.
- The Budget Hearing date was posted in the October 23rd Flume, the IMMD website and the CC bulletin Board
- The Chili Cook-off and the Trunk or Treat event were well received and pictures will be posted under the Event Gallery on the website in the very near future.
- The Conservation Trust Fund audited IMMD. Jackie sent them the requested information by email. Received an acknowledgement that they received the information.
- Insurance and SDA dues for 2027 were paid.
- The Boundary Letter and Transparency have been prepared and will file with the County and DOLA concurrently with the 2027 Budget and Mill Levy Certification.
- An application for a TBK Visa credit card was submitted and it was approved via email and denied via USPS mail. Time will tell....
- A certified letter was sent to the excessive water user, was picked up, but no response from him so far.

WSP: Jackie reviewed the status of the Delinquents – Kinney has a check in the mail, Getrost is still behind on fine and late fees so Jackie will try to contact them prior to sending a certified letter. The last of the new enrollees has installed his meter and had it certified by Jeanne.

Jeanne reported that Jeremiah Davidson and John Hawk have a set date for the field test on November 19th in Greeley. This was the last outstanding item in completing the requirements to be able to do certifications.

IMMD/IMPOA Communication: Articles were sent to Becca for the Fall newsletter; the Thanksgiving Potluck was canceled for this year.

Maintenance: Pat Smith reported that the septic heater at the Community Center was not working. After troubleshooting with the manufacturer, the problem was diagnosed as the power supply inside the unit. A replacement is being sent and will be installed as soon as possible.
There was a problem at the Comfort Station on November 5th. A man took a heavy air compressor into the men's room, plugged it in, ran the hose outside, and inflated his tires. Later it was discovered by the cleaning lady that 20" long 3/8'' gouges were in the painted epoxy floor. Pat will pursue getting the gouges repaired, but what to do about the guilty party is still under discussion.

(A copy of the Agenda for this meeting and the complete Maintenance Report are attached to these Minutes)

UNFINISHED BUSINESS
Capital Projects:

- Fire Department Cisterns on Chief - 2026: IMMD received and paid the invoice for the cisterns. The Fire Protection District will pick up the bill for the plumbing and electrical work still to be completed.
- Fire Mitigation on Indian Mountain: The fire mitigation work contracted for this summer was completed successfully. Another good job done by South Park Tree Services and they have been paid in full.
- A plan needs to be developed for the best way to remove the good wood from the area and make it available to anyone who needs it. To be determined.
- Sound Control Community Center: Ideas are still being evaluated; the rug Carol donated was laid on the floor during the Board meeting and there was a noticeable reduction in the echoing. Dan Qualman shared some ideas he's been made aware of and will investigate if these will also work.
- December meeting: The Board was able to complete all the necessary paperwork involving the Budget and Jackie will be able to more easily meet the County deadlines in December. With that completed, the December Board meeting is canceled but will be available if there is an emergency; if not, the Board will reconvene in January.
- IMMD Proposed events for 2027
    - Mountain Living 101 – May 29th
    - Annual Picnic – July 3rd, noon – 2 pm
    - Garage Sale – July 17th, 9 am – 2 pm
    - Volunteer Lunch – August 13th 11:30 am – 1:30 pm
    - Chili Cook-off – Oct 9th 2 pm – 4 pm
    - Trunk or Treat – Oct 30th 11 am – 1 pm

NEW BUSINESS:

- Discuss water conservation system at the Comfort Station Spigot: – still open for discussion
- Motion to approve painting bids for the Lodge: LMC Coatings was the only bid received ($7594 for the inside; $6874 for the exterior). Work is tentatively scheduled for Dec. **MOTION: Craig Colborg moved and Jeff Mason seconded a motion to accept the bids provided by LMC. Motion passed**.
- Motion to hire Schilling and Co to perform the audit exemption for 2026 for $2800. Dawn will provide the engagement letter in December. **MOTION: Dan Qualman moved and Craig Colborg seconded a motion to hire Schilling and Co to perform the Audit Exemption. Motion passed.**
- Proposal for cleaning the facilities. Samantha's rates are staying the same as 2026. **MOTION: Dan Qualman moved and Jeff Mason seconded a motion to approve the cleaning service rates**

for the Comfort Station, the Lodge, and the Community Center as presented by Venture 5 / Cloud 9 Cleaning.

- **Proposal for District Manager, Office Staff, and Maintenance**.
    - All contracts are going up $1/hour to account for the COLA adjustment of 3.6%. **MOTION: It was moved and seconded to approve a $1/hr increase for 2027 as presented in the Agreements. Motion passed.**
    - The Board also discussed clarifying the wording in contracts used with the District Manager, Maintenance, and Office Staff to specifically address the subject of Appreciation Awards. This additional clause to the contracts will be discussed in January for 2027 and future years.

Motion to Approve 2027 Meeting Dates: MOTION: Jeff Mason moved and Craig Colborg seconded a motion to approve the 2027 Meeting Dates as presented below:

January 9	**July 10**
February 13	**August 14**
March 13	**September 11**
April 10	**October 9**
May 8	**November 13**
June 12	**December 11**

Location of meetings: 31 Keneu Ct. Indian Mountain Community Center. Meetings will be held on the Second Saturday of the month unless canceled. Meetings will commence at 9:00 am. Motion passed,

Election Resolution: Three of the five IMMD Board members have terms expiring in 2027 – Marcia Logan; Jeff Mason; Craig Colborg. If interested in serving for a four-year term (May 2027 – May 2031), any interested party needs to self-nominate by completing a self-nomination form from Jackie and returning it to her by February 26th. Also Jackie Middelhoek will serve as the Designated Election Official and Jeanne Wells as Deputy Designated Election Official**. MOTION: Jeff Mason moved and Craig Colborg seconded a motion to adopt the Election Resolution. Motion passed**.

Public Comment: None
Meeting Adjourn: **MOTION: Craig Colborg moved and Jeff Mason seconded a motion to adjourn the meeting at 12:14 pm. Motion passed.**
Next Meeting – January 9, 2027

Respectfully submitted,
s/Marcia Logan

NOTE: A copy of the Agenda for this meeting follows on the next page. The full Maintenance Report follows the Agenda.

Indian Mountain Metropolitan District
Agenda for Regular Board Meeting
November 14, 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 (excused), Marcia Logan, Jeff Mason, Dan Qualman, Craig Colborg
Staff Attendance: Jackie Middelhoek, Patrick Smith, Jeanne Wells
Guests in Attendance: see sign in list.

2027 Budget Hearing: Budget Discussion and Public Comments on 2027 Budget
Motion to approve 2027 IMMD/WSP Budget and accompanying Resolutions

Secretary's Report
Motion: The board approves the minutes of the October 2026, Regular Board Meeting
Treasurer's Report
Motion: The board approves the Treasurer's Report for October 2026, bank balances on 10/31/26 include:

General Fund=$236,623.49
Special Conservation Fund= $1,430.11
Reserves Fund=$12,072.22
CSAFE=$35,254.14
Petty Cash=$183.00
TOTAL IMMD=$285,562.96

IMWSP Admin=$35,215.76
IMWSP Water Acquisition=$127.50
CORE=$36,598.33
TOTAL IMWSP=$71,941.59

Total IMMD + IMWSP=$357,504.55

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
- Sound Control Community Center
- Discussion regarding canceling the December Regular Board Meeting
- IMMD events for 2027
  - Mountain Living 101 – May 29?
  - 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

N**ew Business**

- Discuss water conservation system at the CS Spigot
- Motion to approve painting bids for the Lodge
- Motion to approve hiring Schilling and Co. to perform audit exemption at $2,800
- Proposal for cleaning facilities
- Proposals for District Manager, Office Staff, and Maintenance agreements
- Motion to approve 2027 Meeting Dates

Public Comment
Meeting Adjourned, Next meeting: January 9, 2026

Maintenance Monthly Report – Pat Smith IMMD Board Meeting November 14th, 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.
- Changed water filters at all facilities.

Community Center:
- Started septic heater for the season October 16th. On November 11th I discovered it was not working. After troubleshooting with the manufacturer, the problem was diagnosed as the power supply inside the unit that takes the 120-volt current down to 24 volts for the circuitry. A replacement is being sent for $65 and will be installed ASAP.
- Periodically fill the pothole in the driveway where folks take the corner too fast onto Keneu Court and push out the crushed asphalt. Slowly it's filling in with solid material.
- Fixed 3 banquet tables with new leg bracket retaining screws.

Comfort Station:
- Monitoring water use at the spigot.
- Sent Board letter to a violator of the 30-gallon maximum per day rule.
- I was alerted to a door sensor alarm that happened the night before on November 5th. I reviewed video. At 11:00pm on the night it snowed, a man took a heavy air compressor into the men's room, plugged it in, ran the hose outside and inflated his tires. It was discovered later by the cleaning lady that 20" long 3/8" wide gouges were in the painted epoxy floor. In some places down to the cement. We know who it is and the matter will be discussed with the Board of Directors.

Lodge:
- Check-in and Check-out with light cleaning and trash removal.
- Fixed broken pull string on ceiling fan. No easy feet as the roughly 20ft string broke about 10ft in the air.
- Installed septic heaters.

Pavilion:
- All is well.

IM Park:

- Stained the snowboard bench on the Disc Golf 11th tee box.
- Replaced broken numbers on Disc Golf 17th Tee box.
- Continuing to monitor the camera on the logging trail. There have been no unauthorized motor vehicles yet this year. Took the camera down on 11/13/26 for the winter season.
- Fire Mitigation – continued to monitor work and inspect assigned units when complete. Met with South Park Tree Services at the end of this year's project. Units 5 through 11 are complete.
- Put up "Emergency and Authorized Vehicles Only" sign up on access point from cul-de-sac where South Park Tree Services wore a 2 track onto the hiking trail for access to their mitigation areas.
- Investigated motor vehicle accident off the driveway by the playground. A witness who was staying in the Lodge said it happened the night before and two men tried to free it from run over aspen with a chainsaw but ultimately abandoned the truck. I coordinated with State Patrol to take the report and tow the truck. I reviewed video from the Comfort Station and found two men went inside and left a dog in the truck. The dog bumped the manual gear shift into neutral and the truck rolled down hill. I downloaded the lock data from the Comfort Station and was able to get word to the owner that the State Patrol had towed the truck. Once the men retrieved the truck from impound, they came to the office and talked to Jackie. They were grateful and apologized for the trouble. They hauled away the broken and cut aspen right after speaking with her.

RV Dump:

- Closed for the season on November 4th. Will open again for the Memorial Day 2027 weekend.

IM Ranch:

- Burned Burn Pit on November 6th.

Thanks to the help from Jackie and volunteers:

John Haug
Barb Holden
Loren Klain
Jeff Mason
Bob Stephan
Deb and Bob Stone
Cristina Weinberg

Jeff and John drove up from the city that morning for the 6:30am start, then drove back down afterward.

I monitored the ember piles daily until there was no more smoke.

- Collected Pasture Golf flags and archery targets. Stored them for the season.

- Inspected perimeter fence and gates.

Breton Park:

- All is well. Fences were inspected and are ready for winter.

RV Storage Lot:

- Last Inspection on 11/3/26 48 RVs in the lot
  92 RVs registered 8 delinquent permits

- Awaiting 2 copies of registrations. Folks do not always include the required copy of registration. We need to make sure they own the RV and that it has valid tags.

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.