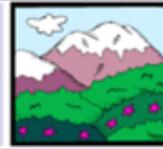




# Indian Mountain News



*Winter Issue: January 2013*

## **Indian Mountain Metropolitan District (IMMD) News**

### **December 13<sup>th</sup> Was A Big Day for Indian Mountain!**

On December 13, the Park County Board of County Commissioners (BOCC) unanimously approved the Amended and Restated Service Plan for the Indian Mountain Recreation and Parks District, bringing its services into line with current realities and changing its name to the Indian Mountain Metropolitan District (IMMD). Glenn Haas, Roger Mattson and Susan Stoval made the formal presentation at the BOCC's public hearing, followed by supporting testimony from Fred and Cyndi Burdick. Three board members from IMRPD and three board members from IMPOA were present to provide their support—it was a great display of unity and collaboration between these two organizations.

The County Commissioners, County Administrator and County Attorney were gracious in their consideration of the District's proposals and pleased that it took the initiative to amend and restate the Service Plan. They were also complimentary of the transparent and deliberate eight-month process that the District followed to gather input and keep the community informed.

So, what does the amended and restated Service Plan do for us? The new Service Plan is posted in full on the District's home page [www.indianmountain.info](http://www.indianmountain.info). In short, it does three things:

- It describes the park, recreation and water services currently being provided by the District, rather than the 1972 plan's description of a downhill ski area, executive golf course, and equestrian and snowmobile trails;
- It gives authority to the District, on behalf of the community, to secure and manage the Indian Mountain Water Augmentation Plan if the opportunity should arise; and
- It brings the name of the District into legal compliance with Title 32 of Colorado Revised Statutes; that is, since the District provides two or more services to the community, Colorado law requires its name to be the Indian Mountain Metropolitan District.

What the amended and restated Service Plan does not do is worth mentioning as well. The new plan does not:

- Increase or propose any change to the current mill levy (i.e., there is no tax increase);
- Propose any new revenue streams, loans, bonds or other financial obligations;
- Change the District's boundaries;
- Alter or expand the District's property, easements, facilities or other rights; or
- Propose any new buildings, infrastructure or development.

The eight months spent in developing the amended and restated Service Plan included monthly public board meetings, a community open house on September 2, newsletter articles, posting of drafts on the home page and advance notice of the BOCC hearing sent to each of the 2000+ property owners. In that eight-month period, only two statements in opposition to the amended plan were heard: one arrived the morning of the BOCC hearing, and one arrived after the hearing. Clearly, the community overall supported the District's efforts. Thank you!

The District's Board of Directors is proud of this important accomplishment and believes the new Service Plan will serve the community well for decades to come. The hard part (albeit small) was the requirement to change the District's name from the IMRPD to the IMMD—the Indian Mountain Metropolitan District. The old name was a sentimental favorite among many property owners.

**IMMD's Burn Pit Administration:** 2012 was a difficult year for Indian Mountain's burn pit. Due to the lack of moisture and the extreme fire dangers, the Fire Department was unable to burn the slash in the pit during the summer or fall. The IMMD is hopeful it will be burned this winter. To make matters worse, property owners and contractors have been abusing the burn pit by using it to dispose of personal trash and construction wastes. This led the Jefferson-Como Fire Protection District (our Fire Department) to inform the IMMD that there were too many illegal and hazardous items in the pit. Thus, burning was impossible even if there were favorable weather conditions. The Fire District said all of the hazardous items had to be removed. The



IMMD hired two guys to clean all inappropriate and dangerous stuff from the pit. They removed two pick-up loads and one trailer load of illegally dumped items as shown in the photo. After their remediation effort, a sign was posted at the entrance that only "tree slash" would be allowed in the pit. In spite of the new sign, people continued to dump illegal items. The IMMD decided to close the burn pit from December 1, 2012 to April 1, 2013 to get control of the situation. During this time, the IMMD's board of directors will consider various

options for how the burn pit can be managed in the future. Most likely, the pit will only be open on certain days and times and will be monitored by volunteers. **If you want to volunteer your time toward this effort, call the District's Business Manager at 719-836-9043.** The IMMD and IMPOA will do their utmost to keep the burn pit open because of its unique and important value for reducing wildland fire danger in Indian Mountain. To this end, people who abuse the rules of the burn pit will be found and prosecuted. The Park County Sheriff has been helpful in finding miscreants in the past and will be contacted if help is needed in the future. This is a serious matter—people should follow the rules or they will be caught and fined, and the fines can range up to \$1000 per instance of abuse of the rules. Of particular concern are builders that dump construction debris with the permission of their IM clients in violation of the rules. In addition to being fined, these builders are risking their reputations in the community.

**Music Night:** In late October, the IMRPD sponsored a live music fest at the Community Center. An eclectic group, calling themselves the “Old Geezers,” entertained the crowd with a variety of music. They sang and played some great tunes, there was a lot of toe tapping and a few folks got up and danced. It was a lot of fun and everyone in attendance expressed their desire to have the group come back again for another evening of great tunes.



**IMMD Welcomes a New Board Member:** Tom Odle was sworn in as a new member of the District’s Board of Directors at the December 8, 2012 board meeting. Tom and his wife Carla have been weekenders in Indian Mountain since late 2009. Their full-time home is in Highlands Ranch, but their cabin is becoming more like “home” to them each year. They have three grown children and four grandchildren. This is Tom’s first time working on a board of directors, although he has a lot of experience with community and social activities from being a member of the Knights of Columbus for over 25 years. Tom works for CenturyLink and hopes to retire within the next two years. His 38 years of experience with Regional Bell System companies have given him many opportunities to work in IT, planning, cost modeling, and regulatory arenas, which he hopes will provide value to the District board. He is also a life member of the South Park Shooting Association and hopes that this organization and Indian Mountain can forge a mutually beneficial relationship at some time in the future. Tom explains that he and Carla “stumbled upon” Indian Mountain when they were visiting the area, not really looking for a mountain home but just seeing what Park County was like. Along with incredible views of the mountains, the friendliness of the people they met made them fall in love with Indian Mountain. They both look forward to becoming active members of our community.

**Community Center Events are ever evolving!**

It's been another exciting year of events held at the Community Center, both private and community sponsored. The activity level should make us all very proud to be Indian Mountain residents with such a beautiful and fun-filled place for gatherings. Even in the winter, despite the snow and cold, there have been numerous activities at the Center, such as Game Night, which includes potluck goodies and plenty of games. The fun starts at 5:30 pm on the first Friday of the month as Game Nights continue in 2013.



The second annual Thanksgiving Dinner was a huge success - lots of people - lots of food - and lots of fun! Indian Mountaineers brought many delicious cookies to the annual Cookie Exchange in December to get the Christmas spirit.

On to 2013 events: Movie night is starting up on January 19 at 6:30 p.m., and every third Saturday of the month thereafter. Stay tuned to the events calendar for the month's feature film. The IMMD board and staff are always open to suggestions for new films by those that attend. Then, if you are looking for camaraderie to watch the Super Bowl, join your neighbors at the

Community Center on Sunday, February 3 to watch the game on the big screen. It promises to be the potluck opportunity of the year to gather with friends and neighbors! Don't forget that the Community Center offers book club, art and exercise classes. Check the events calendar on the District's website for specific dates and times. Private parties are welcome to use the Center with a \$250 refundable deposit. An additional deposit may apply for parties that require use of the kitchen. Please refer to the District's website or contact its Business Manager for additional details and instructions on how to make a reservation. In addition, if you have ideas for future events or activities please contact the District's Business Manager.

**Community Center Volunteer Program – We Need Your Help:** There have been many requests to extend the hours of the Community Center. The District is pleased that the interest level has been so high, but with that interest level comes the question of how we can meet the demand with limited people-power. The best solution is to form a “team of volunteers” to help keep the Center open. The District is in the first stages of formulating a plan, but the most critical part of this plan is to have a “team of volunteers.” Based on the interest level of volunteers, the District can better determine what the extended days and hours would be and what would be asked of the volunteers. If you have an interest to be part of this team, please contact Bev Bushaw at [bbushaw@comcast.net](mailto:bbushaw@comcast.net) or 303-990-0459.

### **Indian Mountain Property Owners Association (IMPOA) News**

**Updated Conflict Resolution Procedures:** Updated procedures for conflict resolution involving violations of Indian Mountain Covenants and Park County Land Use Regulation are now available on the IMPOA website [www.impoa.net](http://www.impoa.net). The process has been streamlined. Please contact Dennis Burke, the lead IMPOA board member for Covenants and LUR Compliance, with any questions or comments regarding covenants and LURs at [burklings@yahoo.com](mailto:burklings@yahoo.com).

**IMPOA Membership for 2013:** During the month of November 2012, all Indian Mountain Property Owners of record were mailed an annual IMPOA membership dues form covering the period of January-December 2013. Rarely do property owners contribute so few dollars for community services and receive so great a value. The \$35 per year that IM property owners contribute to our community is not only the best bargain any of us have seen with a property owners association, it also provides funding that enables progress on very important value-protection projects such as IMPOA's fire mitigation and water augmentation work. Regardless your use of your property, whether camping on it during the summertime, living part-time or year-round in a home or fighting your way through the building process, you are benefitting from the dues paid by IMPOA members. Do the math and you'll find that the property owner benefits of Dumpster Days, street sign maintenance and slash Chipper Days, alone, more than offset the \$35. Nearly 500 members have already paid their dues for 2013, while the board is striving to exceed the nearly 700 owners that paid their dues in 2012. Please send in your dues for 2013 if you haven't already done so. If you need a form, you can download one from [www.IMPOA.net](http://www.IMPOA.net).

*Note: Some of the mailed envelopes were returned to IMPOA due to undeliverable addresses. Owners are reminded that they need to keep the Park County Assessor informed of mailing address changes – it would be unfortunate to miss your annual County tax bill and have someone buy your property for back taxes without your knowing it!*

**IMPOA Repairs Signs in Indian Mountain:** Entrance signs at Albino (County Road 32 from the Fire Station), Persian Way and Stagesop Road from Stagesop subdivision, Ouray Trail from Buffalo subdivision, and Antler Ridge from Elkhorn Road (County Road 15) have been repaired or replaced by IMPOA using dues paid by members and volunteer work by the board of directors. Missing and damaged street signs have been replaced at Wampum Lane/Thunder Lane, Ithaca Path/Chief Trail, Pathfinder/Pathfinder Way, Ouray Trail/Winona Street and Apache Trail/Arrowhead Drive. IMPOA paid for the signs and Park County installed them. Please keep in mind that these signs must be replaced by Park County at IMPOA's expense. Report any other missing or damaged street signs to Fred Whitaker (Home) [719-836-1702](tel:719-836-1702), (Cell) [303-947-2115](tel:303-947-2115), or [fewhitaker@dishmail.net](mailto:fewhitaker@dishmail.net).

**Hiring of Water Attorney to Represent Indian Mountain:** At its November 10 meeting, the IMPOA Board of Directors approved hiring water attorney, Peter Ampe. Peter is an Indian Mountain property owner and a senior associate with the Denver firm of Hill and Robbins. He earned his J.D. from the University of Colorado law school. He has worked in Idaho and Colorado, including a stint with the Colorado Attorney General's office where he was named the Water Unit Attorney of the Year (2004) and received the Attorney General's Award for Exceptional Performance (2009). He will be assisting the Indian Mountain community in matters pertaining to water services.

**IMPOA Welcomes a New Board Member:** The IMPOA Board of Directors appointed Sam Cox to the board at its November 2012 meeting. He is assuming the unexpired term of Diana Heyder who resigned from the board to tend to other priorities. Sam intends to stand for election to this position at the 2013 annual IMPOA meeting. Sam is a construction safety professional and part-time Indian Mountain resident. He is an amateur meteorologist and astronomist, likes to hike and enjoys mountain biking. You can see the output of his Indian Mountain weather station at <http://www.weatherlink.com/user/utetopia/>. At its December meeting, the IMPOA board elected Sam to be its Membership Director and to take the lead in coordinating IMPOA input to the Indian Mountain Newsletter.

**IMPOA's Question on Mandatory HOA:** In the November 2012 mailing of the 2013 IMPOA dues notice to all property owners, a question was asked by the IMPOA board about the community's interest in forming a mandatory HOA to improve enforcement of covenants and other possible benefits. Owners were encouraged to send in their thoughts and preferences. IMPOA received 23 responses. 12 were opposed to the idea, 10 were in favor and one thought it would be ok if done correctly. Those opposed listed a variety of bad experiences with HOAs in other settings. With this feedback and other considerations, the IMPOA board's priorities for the coming year will include no effort to amend covenants or create a mandatory HOA.



**Indian Mountain Named “Firewise Community” by NFPA:**

The National Fire Protection Association has recognized Indian Mountain for the work its property owners did in 2012 to reduce the hazards of wildfire in the community. Michelle Steinberg, NFPA’s Manager for the Firewise Communities Project notified IMPOA of the award in early December. She wrote from NFPA’s headquarters in Quincy, MA, “Congratulations on achieving Firewise Community/USA recognition status! It is with great pleasure that I welcome Indian Mountain to the growing assembly of communities working to become safer from wildland fire hazards.” The accomplishments that earned this recognition included



- The Community Wildfire Protection Plan developed by IMPOA, volunteer IM property owners and the Jefferson-Como Fire Protection District and approved by the Park County Board of County Commissioners in 2011,
- The burn pit for forest slash operated by the Indian Mountain Metropolitan District and the Jefferson-Como Fire Protection District,
- The thousands of hours that IM property owners spend each year in removing potential fuel for wildfires and establishing defensible space around their homes,
- The forest-slash chipping projects organized by IMPOA and conducted by property owners, volunteers and the Coalition for the Upper South Platte, and
- The community awareness activities led by the Firewise Board, a service performed for the community by the IMPOA Board of Directors.

David Root, Assistant District Forester of the Colorado State Forest Service, nominated Indian Mountain for this recognition. Congratulations to Indian Mountain’s Firewise Owners!

**Utetopia 2012 Weather Statistics:** Sam Cox reports that it was a dry year in 2012 in Indian Mountain! His weather station is located on Ute Trail, between Arrowhead Drive and Kiowa Street and is at an altitude 9,720 feet. The rain gauge recorded 9.58 inches of precipitation for the entire year. This means that from a meteorological standpoint, we are living in a desert (10” or less). Let’s keep our fingers crossed that in 2013, “old man winter” will give us enough snow to get us out of that category. (A 1974 Property Report on Indian Mountain by the US Department of Housing and Urban Development said the annual precipitation in this area was about 14.5 inches.) Some other Utetopia statistics for 2012 were:

- High temperature of 82<sup>o</sup> on June 25<sup>th</sup>
- Low temperature of -5<sup>o</sup> on December 29<sup>th</sup>
- High wind gust of 56 miles per hour on March 4<sup>th</sup>
- Days temperature went below 32<sup>o</sup> - 198
- Wettest month was July at 3.13 inches
- Driest months (tie) January and November at 0.01 inches

The most astounding statistic occurred on November 27<sup>th</sup> when the relative humidity went from 8% at 10:00 AM to an unbelievable 1% at 1:00 PM. This rivals Death Valley and the Sahara Desert for the lowest relative humidity of the year. In fact, we had almost 30 days where the relative humidity dropped to 10% or lower. Let’s hope we receive a lot more moisture in 2013!

## IMPORTANT UPCOMING EVENTS

Here are some community-wide events to put on your 2013 calendar.

- IMMD and IMPOA Monthly Meetings – open to public ..... 2<sup>nd</sup> Saturdays
- Burn Pit Reopens for 2013..... April 1
- IMPOA Chipper Days: Reduce your wildfire fuels and create mulch... June 29, August 31
- IMMD/IMPOA Summer Picnic: meet and greet your neighbors..... July 6
- IMPOA Dumpster Days: cleanup your lot and common areas..... July 7
- IMPOA annual meeting & election of directors..... August 1

## Contact Information for IMPOA Board of Directors

Name	Position	Phone	Email	Mailing Address
Dennis Burke	Director	719-836-7008	<a href="mailto:burklings@yahoo.com">burklings@yahoo.com</a>	144 Travois Rd. SSB-2 Jefferson, CO 80456
Sam Cox	Membership Director	303-810-5411	<a href="mailto:slc_mapper33@yahoo.com">slc_mapper33@yahoo.com</a>	1306 S. Sherman St Denver CO 80210
Glenn Haas	Vice President	970-498-9350	<a href="mailto:glennehaas@comcast.net">glennehaas@comcast.net</a>	3403 Green Wing Ct Fort Collins, CO 80524
Gail Lane	Secretary	719-836-3154	<a href="mailto:gaillane2013@gmail.com">gaillane2013@gmail.com</a>	P.O. Box 32 Como, CO 80432
Roger Mattson	President	303-278-1406	<a href="mailto:rdmattson@comcast.net">rdmattson@comcast.net</a>	2511 Fossil Trace Ct Golden, CO 80401
Jacki Siverson	Treasurer	719-836-1771	<a href="mailto:j.siverson@wildblue.net">j.siverson@wildblue.net</a>	P.O. Box 452 Como, CO 80432
Fred Whitaker	Director	719-836-1702	<a href="mailto:fcwhitaker@dishmail.net">fcwhitaker@dishmail.net</a>	P.O. Box 255 Como, CO 80432
Samantha Bertin	Business Manager	719-836-9043	<a href="mailto:cloudnineranch@hughes.net">cloudnineranch@hughes.net</a>	--
IMPOA	--	<a href="http://www.impoa.net">www.impoa.net</a>	<a href="mailto:IMPOA01@hotmail.com">IMPOA01@hotmail.com</a>	P.O. Box 196 Jefferson, CO 80456

## Contact Information for IMMD Board of Directors

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Glenn Haas	Secretary	970-498-9350	<a href="mailto:glennehaas@comcast.net">glennehaas@comcast.net</a>	3403 Green Wing Ct Fort Collins, CO 80524
Ronnie Lane	Director	719-836-3154	<a href="mailto:gaillane2013@gmail.com">gaillane2013@gmail.com</a>	P.O. Box 32 Como, CO 80432
Tom Odle	Vice President	303-683-9812	<a href="mailto:thodle99@q.com">thodle99@q.com</a>	2855 Clairton Dr Highlands Ranch, CO 80126
Susan Stoval	President	719-836-0138	<a href="mailto:stoval@peoplepc.com">stoval@peoplepc.com</a>	P.O. Box 25 Como, CO 80432
Samantha Bertin	Business Manager	719-836-9043	<a href="mailto:indianmtn@hotmail.com">indianmtn@hotmail.com</a>	--
IMMD	--	<a href="http://www.indianmountain.info">www.indianmountain.info</a>	<a href="mailto:indianmtn@hotmail.com">indianmtn@hotmail.com</a>	P.O. Box 25 Como, CO 80432

## An Updated Comparison of IMPOA and IMMD

<b>Feature</b>	<b>IMMD</b>	<b>IMPOA</b>
Nickname	Rec District	IMPOA
Web Page	<a href="http://www.indianmountain.info">www.indianmountain.info</a>	<a href="http://www.impoa.net">www.impoa.net</a>
Year Established	1972	1985
Mission/Purpose	IMMD develops and maintains recreation, park and water facilities. Its functions are limited to a Service Plan that was last updated in 2012.	IMPOA promotes the health, welfare, safety and interests of Indian Mountain property owners. Its functions are broad.
Statutory Basis	Special District of the State of Colorado	Non-profit Corporation of the State of Colorado and Federal 501(c)(4) social welfare organization
Members	All Indian Mountain property owners (~ 2000 in 2012)	Indian Mountain property owners (~700 in 2012) that pay annual dues
How Financed and Audited	Mandatory property tax of 6.94 mills since 2006; annual internal audit of financial statements	Voluntary annual dues of \$35/member since 2007; annual internal audit of financial statements
Projected Income in 2013	About \$120,000	About \$20,000
Property Owned	About 418 acres of land, Community Center, Burn Pit, Park Facilities, Comfort Station, Dump Station, RV Storage Lot, Sand-green Golf Course	None
Governance	Five elected directors, Bylaws	Seven elected directors, Bylaws
Current Programs	<ul style="list-style-type: none"> <li>• IM Community Center activities and social events</li> <li>• IM Park with trails, Frisbee golf, playground, picnic facilities</li> <li>• IM Lodge for guests</li> <li>• Gold Pan Park</li> <li>• Sand-green golf course</li> <li>• Archery target range</li> <li>• RV storage administration</li> <li>• Burn pit administration</li> <li>• Annual picnic with IMPOA</li> <li>• Newsletter with IMPOA</li> <li>• Long-term water service assurance</li> </ul>	<ul style="list-style-type: none"> <li>• Indian Mountain road signage</li> <li>• Advocacy for covenant &amp; regulatory compliance &amp; conflict resolution</li> <li>• Community Wildfire Protection Plan</li> <li>• Cattle grazing control &amp; fencing</li> <li>• Annual Dumpster Day for trash</li> <li>• Advocacy for Indian Mountain issues with Federal, State &amp; County officials</li> <li>• Neighborhood Watch</li> <li>• Maintain community E-mail list</li> <li>• Annual picnic with IMMD</li> <li>• Newsletter with IMMD</li> <li>• Long-term water service assurance</li> </ul>

Pursuant to State Law, IMMD needs to post a transparency notice, which lists the time and places for meetings and other information. The 2013 Transparency Notice may be viewed at <http://www.sdaco.org/transparency/>. Go to the “Search Now” tab and look under the index at “I.” The name change on this site to IMMD from IMRPD is underway.