

# Indian Mountain Metropolitan District

## MINUTES of the Regular Board Meeting

31 Keneu Court, Community Center

November 11, 2017

- Call to Order-Welcome to all 9:05am
- President announced the meeting was being tape recorded
- Additions to and Approval of Agenda ---craft fair, chili cook-off, snowplowing, trail signs, dog park.
- Board Attendance: Susan Stoval, Glenn Haas, Tom Odle, Bret Crouch

Susan reported that Louise Mark had resigned from the Board for personal reasons. She gave credit to Louise for her hard work and dedication to the community. The Board expressed gratitude as did many guests as well.

- Guests in Attendance: Carla Odle, Jim Scherrer, Roger Mattson, Marcia Logan, Julie and John Barlock, Dave Hines, Becky Sturgeon, Martha Cecil-Few, Larry Siverson, Mike Reeves, Carl Neu, Dennis McQuillan, Debra Griffin, Gene Nagel, Edgar and Judith Videl

### Secretary's Report: Glenn

**Motion:** The Board approves the minutes of the October 14, 2017 Regular Board Meeting  
*Unanimously approved*

### Treasurer's Report: Tom

**Motion:** The Board approves the Treasurer's report for October balances include:  
General Fund=\$158,128.86 Special Conservation Fund=\$6,148.35 IMWSP Fund=\$34,775.19  
Total=\$199,052.40  
*Unanimously approved*

### Business Manager Report: Sam

- Nice propane grill has been donated and will be stored at CC
- Other business items reported below

### Maintenance Report: Charles excused, presented by Susan and Sam

- Pressure tank at Comfort Station is rotted out and poses a safety risk. Several plumbers were invited to bid and one was received from Aspen Grove for \$2,500; the Board concurred this was a public safety/facility issue and we needed to move quickly; the new tank will be installed Monday
- No Overnight Parking Sign is on order

### Unfinished Business

- Craft Fair and Chili Cook-off: Susan reported that both events were well attended and that the revenue generated covered all the costs; there were 24 craft vendors and 11 chili cooks
- Comfort Station Windows: The board discussed benefits and efficiency of replacing 1 or 2 windows at the Comfort Station.

**Motion:** The Board accepts a motion to allocate up to \$500 to replace the two windows under the condition that Sam asks for a price reduction given the saving time and travel for two versus one window. *Unanimously approved.*

- Burn Pit end of season numbers: The pit was open from Sept 16-Oct 28<sup>th</sup>; 25 volunteer shifts accruing 100 hours; 304 loads of forest slash received; Roger Mattson reported that IM has continued its Firewise Community Status.

There was once again a general discussion about getting the Fire District to burn the pit and about other alternatives (e.g. other PC fire teams, use of 50-gal barrels, PC landfill). The key challenge for Fire District is to get a large enough crew on-site when the conditions are right. No decisions were made.

- WSP Enrollment final tally: Sam reported that there were 362 WSP enrollees in 2017; 121 still have to install meter or get the meter certified; Brett reported he was contacted by a Park County “meter certifier” and offered to do certifications for \$100; his contact information is posted on CC bulletin board.
- WSP Operation Manual updates: Glenn reported that in response to Oct review comments from Sam and Tom, both a revised WSP Application form and Operations Manual have been reviewed by Board.

**Motion:** The Board accepts a motion to approve the revised WSP Application Form and the Operations Manual for 2018.

*Unanimously approved*

## **New Business**

- Board member vacancy: Glenn offered that the start-up of the WSP will take a considerable time and effort and that there may still be lingering water acquisition questions. He made a motion that Roger Mattson had the history, background, experience, contacts at HASP and County, available time and intellect to support the Board in this critical period.

Brett nominated Bev Bushaw. Glenn commented that Bev had no familiarity with WSP program and could not provide the support to the Board needed in this WSP start-up period. There was no motion made to have Bev fill the vacancy.

**Motion:** The Board accepts a motion to appoint Roger Mattson to the Board to fill the vacancy of Louise Mark until the May 2018 election.

*Motion Passed 3-1 Approved by---Susan, Tom and Glenn Opposed by---Brett .*

- Budget: Sam and Tom presented a number of modest changes needed to the 2018 draft budget; these include shifting money for insurance coverage, Comfort Station maintenance and money to cover WSP administrative costs for 2017. The Board concurred with these reallocations.

**Motion:** The Board accepts a motion to move funds within current budget category to cover IMMD insurance costs.

*Unanimously approved.*

**Motion:** The Board accepts a motion to move \$35K to WSP program to reimburse for the 2017 administrative expenses.

*Unanimously approved.*

- 2018 WSP Operating Fee: Sam offered that given the real expenses in 2017 and the greater than expected WSP enrollment, the Board was in a position to drop the 2018 Operating Fee down from \$150 to \$75. The Board discussed and felt a need to be more fiscal conservative the first year and to expect unanticipated expenses.

**Motion:** The Board accepts a motion to set the 2018 WSP Operating Fee at \$100 per enrollee rather than the original \$150 projected in the Spring 2017.

*Unanimously approved.*

- Contractor Insurance: Brett offered that guidance on whether contractors or volunteers need liability insurance and must sign waivers is vague; Sam indicated our waiver form was prepared by our legal counsel last year; it was agreed that we would ask our counsel on whether volunteers and part-time contractors providing a service to the District must have liability insurance; Glenn was asked to contact Bob Cole.
- IMMD 2017 Audit: Sam reported that arrangements had been made with Schilling & Co. to conduct an audit review for the District at a rate of \$1,900
- Bank annuities/Checking Acct. with interest: Sam reported on her discussion with bank officials regarding CDs and checking accounts.

**Motion:** The Board accepts a motion to change the IMMD checking account from a non-interest bearing account to an interest bearing account.

*Unanimously approved.*

- Comfort Station cleaning schedule: Sam reported that the cleanliness of the Comfort Station is lacking and we should increase cleaning efforts for most of the year to weekly from every other week. The Board agreed.
- Donation to Jefferson-Como Fire District: Susan led a discussion about a donation to the Fire District. Glenn pointed out donations/gifts are permissible if there is some value/benefit being provided by the recipient.

**Motion:** The Board accepts a motion for a \$200 donation to the Jefferson-Como Fire District in recognition to their valuable service to the IM community.

*Unanimously approved.*

- Tree removal: Sam reported that there is a large ponderosa pine leaning over the septic field towards the Comfort Station. The Board was in agreement we need to protect our assets but that we should also see the tree first hand. No action decided at this meeting.

Relatedly, Susan reported that 5 tree had blown down recently and posed a hazard to the playground and parking lot. Several volunteers removed the trees in question. Kudos were offered for the prompt action by the President.

- Dog Park: Susan reported there was some interest expressed on NextDoor for an IM dog park. This was an issue visited a few years back. After some discussion, the Board agreed that they had no interest in building a dog park.
- Trail Signs: Tom led a discussion of using symbols or names on the trail signs.

**Motion:** The Board accepts a motion to use symbols to make the trail signs for placement in Indian Mountain Park.

*Unanimously approved.*

- IM History: Roger Mattson expressed interest and willingness to help assemble an historical monograph on Indian Mountain. There was interest and recognition this would be helpful; several people voiced a willingness to help prepare portions; Deb Griffin expressed concern that the content must be fair and balanced, that is, objective and fact-based. Roger was encouraged by the Board to move forward.
- WSP Progress: Glenn brought the Board up to date
  - The Park County administrator has communicated that the BOCC-IMMD IGA has been signed and is waiting to be recorded; a signed copy should arrive shortly.
  - HASP water purchase is in progress; Glenn anticipates a water purchase closing date in Feb. 2018.
  - A second issue of WaterWise is targeted for December; Roger and Glenn will take lead.
  - Meter reading instructions and assignment of individual IDs to all 362 enrollees in underway.
  - There will be an open practice period from Dec 15-Jan 15 for enrollees to try out the water meter reading system;
  - Plan is to go live on 1<sup>st</sup> of February when enrollees will report their January water useage.
  - Sam will prepare the 2018 WSP Operating Invoice and send out in December.

Deb Griffin asked if there are any more steps or approvals that could derail the WSP program; Glenn responded the water meter reading system and getting enrollees to cooperate is the last big hurdle.

Public Comment: Taken as part of meeting  
 Meeting Adjourned: 11:04am  
 Next meeting: December 9, 2017

Minutes recorded and prepared by Glenn Haas, IMMD Secretary, and approved by the Board on Dec 9\_, 2017