

Indian Mountain Metropolitan District
Draft Minutes of the Regular Board Meeting
Community Center, Keneu Court
July 14, 2018

Call to Order - Bev Bushaw called the meeting to order and welcomed all of those present at 9:03 am. She explained the new guest sign-in procedure that will now be followed for IMMD meetings and highlighted that those wanting to speak during the Public Comment portion of the agenda should indicate such in the space provided. She also stated that the Board would only discuss water in the context of the latest developments with the WSP and there would be no comment on other water-related issues.

Agenda - The Board approved the Agenda with the addition of the topic of "Service Dogs being allowed in the comfort station."

Board Attendance - Bret Crouch, Beverly Bushaw, Marcia Logan, Roger Mattson, and *Karen Goodman (see below).

Guest Attendance - Tim & Kerry Mousley, Karla Crouch, Joy Hines, Tanya Kuehl, Larry Siverson, Carl & Carmen Neu, Rebecca & Ed Sturgeon, Dennis McQuillan, Jim Scherrer, John Thompson, Karen Goodman, Glenn Haas, Carolyn Nielson-Alt, Dan ___?___, Charlie Fountain, Kelly Halligan, Gary Emig, Tim Higgins, Judy Krill, Rhonda Cates, Karen & Jim Swaen, Timm Mullen, Julie & Helmuth Naumer, William & Carol Alexander, John Getrost, John and Tammy Aberle, Don Frye, James Marlin, Jeanie & Craig Campbell, Donna Mattson, Bruce Van Bibber, Mike and Annette Reeves, Barb Watson, Kristina & Rob Carlton Harrison, Louise Mark, Phyllis & Len Hutchison, Wendell & Barbara Osborne.

Bev announced that Tom Odle had tendered his resignation as a result of a family decision to relocate and thus is no longer an Indian Mountain Property Owner. The decision to solicit applications for the Board and associated Treasurer position was open from June 11 through July 6, 2018. Karen Goodman was the only applicant for the position and was deemed eminently qualified for the Treasurer's position. Her term on the IMPOA Board expires on August 31, 2018. **Roger moved and Bret seconded a motion that Karen be appointed to the IMMD Board of Directors. The motion was approved unanimously.** Bev administered the oath of office to Karen. **Roger then moved and Bret seconded a motion to appoint Karen as Treasurer. The motion was approved unanimously.**

Secretary's Report – Marcia moved and Bret seconded a motion to approve the minutes of the June 9, 2018 Regular Board Meeting. The motion was approved.

Treasurer's Report – Tom Odle met with Roger prior to leaving Colorado and together completed the Treasurer's Report. Roger reported the following balances.

General Fund = \$130,826.81
Reserve Fund = \$6,001.01 (Quick Books end of June report states \$5,951.01)
IMWSP Fund Acquisition = \$24,386.48
IMWSP Fund Administration = \$34,568.79
Special Conservation Fund = \$6,786.33
Total=\$202,519.42

Roger moved and Bret seconded a motion to approve the Treasurer's report for July 2018. Motion was approved. Karen will acquaint herself with the IMMD's books.

Business Manager Report – No report

Maintenance Report – Larry Siverson reported that all facilities are in good shape. Larry met with a painting contractor to check the fascia boards of the Community Center and is awaiting the bid.

Unfinished Business

- **WSP Community Advisory Committee** – Bret, Roger, Glenn, and Karen compiled a WSP Community Advisory Committee Roles and Responsibilities document and distributed a copy to each Board member. Roger explained the roles and responsibilities in more detail. **Roger moved and Marcia seconded a motion to accept the updated Roles and Responsibilities document. The motion was approved.**
- **WSP Management** – Due to the increase in Samantha's workload, finding an assistant with Quick Books experience and expertise is needed. A suggestion was made that Samantha, Karen, and the pending assistant should acquire additional Quick Books expertise via an on-line course for approximately \$700 per attendee. The suggestion will be considered and a decision will be made at a later date.
- **WSP Update** - Samantha reported that so far in the 2018 Open Season for WSP Enrollment there are 38 new applicants, of which half have installed meters and certification of the water meters will be completed by October 31, 2018. To eliminate, to the extent possible, the known obstacles with the DWR, she is requiring that new applicants provide a copy of the enrollee's well permit to verify that it is complete with current information. A "How to Check Your Well Permit" document has been created and a copy will be added to the website.
- **WSP Mid-year Enrollment** – The process developed by HASP to allow mid-year enrollment into the WSP was discussed. The decision was made that the process created too much extra work and cost. There are three existing options that those drilling wells mid-year can choose from to fulfill the requirement that a new well needs to be augmented. Roger will contact HASP with IMMD's response to their proposal.
- **Transfer of Well Permits to HASP** - Roger reported that of the 354 permits to be transferred, 339 transfers had been completed at the end of June. The remaining 15 had various and sundry erroneous and/or missing information and follow up by the individual well permit owners is necessary to clear them. The 15 owners were contacted personally and advised as to what the issues were and how they could be corrected and/or who to contact at DWR. Roger also sent email instructions to all the WSP participants on how to check their well permits to confirm the HASP augmentation plan numbers appear. Some controversy has arisen about when the wells will be removed from the previous W7389 augmentation plan and IMMD is following its attorney's advice. There is a difference in opinion on what the procedure should be for removal. Proposals on

the procedure have been discussed with the DWR and all are awaiting the final decision.

- **Certificates for WSP Participation** – IMMD received a certificate from HASP for the augmentation water for 354 wells on May 1, 2018. Each of the 354 participants will get a certificate for his or her share of the augmentation water after first being processed by Park County for recording. When that is completed, the certificate will be mailed to each participant by Park County. The certificate will be linked to that property as long as the owner is in good standing with the WSP requirements. The wording on the participant's certificate was forwarded to HASP for review and suggested changes were incorporated. That document has been referred to the HASP lawyers and IMMD is awaiting the legal opinion before moving forward.
- **WSP Operations Manual** – An updated copy of the Manual has been created and circulated for comments. A suggestion was made to provide some type of a summary of the changes made in this revision. **Roger moved and Bret seconded a motion that a summary page of changes would be added to the manual. The motion was approved.** A copy of the updated manual will be emailed to WSP participants and any new enrollees will be given a printed copy for their records. The website will also have a copy of the updated manual.
- **WSP Postcard** – A suggested postcard has been developed explaining the options for water augmentation in Indian Mountain that would be provided to new property owners via well drillers and/or real estate agents. The cost is estimated to be about \$100 initially to print a supply of postcards. Roger will circulate a draft of the layout and wording to Board members for review. The intent of the postcard is to help relieve Samantha of the large number of phone calls she has to deal with individually.
- **Burn Pit** – Bev reported that the pit is currently closed because maximum capacity has been reached. When conditions permit and with guidance from the Fire Department, the pit will be burned. For the nine days the pit was open, 359 loads were received. Stagesop and Elkhorn Ranches participated this year at a fee of \$1,200 (\$1,000 for the pit and a \$200 donation to the Fire Department). Bev recommended prorating the fee for them based on \$1,000 for five months, or \$200/month. Since the pit was only open for one month, a refund would be due each of the other communities. Bev is asking that they still contribute \$200 each to the Fire Department. If agreement were obtained, the refund to the two communities would be \$800 each.

It was also decided to return the porta-potties that are located at the burn pit as it isn't certain if the pit will reopen this year.

- **July 4th Picnic** – Bev reported that the picnic went well and there was good attendance. The volunteers and coordinators did a wonderful job. The total cost of the picnic was \$626. This year raffle prizes were donated from generous merchants and the Pelots donated three canopy tents which eliminated the need to rent a big tent and saved the District about \$2,000.

- **Mid-Year Financial Review** – Roger distributed worksheets that summarized a review of the General Fund and the WSP Funds at mid-year. The conclusion was that the review indicated that the mid-year results are good. There will be other reviews at the end of the third quarter and at year-end.
- **Park Slash Removal** – Bret reported that seven trailer loads of slash were removed from Indian Mountain Park. He expressed thanks to those that helped – Gary Tecklenberg and cousin, Pat Smith, and Larry Siverson. Bret also commended the community for cleaning their properties.
- **RV Lot Expansion** – Bret reported the fencing had been installed and the project is finished bringing the number of spaces available to approximately 100. The cost for materials was \$183.10. Bret expressed appreciation to Karla Crouch, Dennis Mailloux, Pat Smith and Gary Fletcher for all the help. A suggestion was also made that in the event of an emergency, i.e. fire, the area around the RV lot could be used as a safe place for other RV's, campers, vehicles, etc. to be parked temporarily.
- **Safety Grant** – The Board expects to use the grant money (\$1400) to offset the cost of security cameras for the Community Center. Greg Bland provided a short proposal of the costs and equipment recommendations. As part of his review, he stated that the Community Center has the best wifi currently available but he did suggest installing a better router that would expand the bandwidth within the building and would provide greater connectivity for the main room. Roger volunteered to pick the cameras and Larry and Bret will help with the installation.
- **Painting Project Bids** – see Maintenance Report

New Business

- Last month Roger posted a bi-weekly update on the IMMD website. Bev volunteered to take this on.
- Roger reported that the IMMD Bylaws are in need of some updating. He discovered that the 2012 updates were recorded with the county but not the 2015 update. He will take the lead.
- The topic of Service Dogs was postponed due to time constraints.

Public Comment- John Thompson reported on the status of Indian Mountain's State Farm grant application and that voting will open on August 15 to help determine the winner. He will be encouraging all IM property owners to vote for the IM Fire Mitigation proposal. More details will be forth coming.

Meeting adjourned at 11:06 am.

Next meeting – August 11, 2018; 9:00 am; **AT THE PICNIC PAVILLION**

Respectfully submitted,
s/ Marcia Logan, Secretary