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# Indian Mountain Fall Newsletter

*September 2018*

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## **CALENDAR OF EVENTS 2018-2019**

### **2018 Events**

Craft Fair ~ Saturday, Oct 27 ~ 10am - 4pm  
Chili Cook Off ~ Saturday, Nov 10 ~ 3 - 6pm  
Christmas Giving Tree Drive ~ Monday, Nov 14 - Friday, Dec 14

### **2019 Events**

Annual IMMD/IMPOA Community Meeting ~ Sunday, May 26 ~ 1 - 3pm  
Burn Pit Opening ~ June 2019 ~ as weather permits  
IM Annual Picnic ~ Saturday, Jul 6 ~ Noon - 3pm  
Dumpster Day ~ Sunday, Jul 7 ~ 8am - 4pm (or until full)  
IMPOA Annual Meeting ~ Sunday, Aug 11 ~ 1 - 3pm

**NOTE:** Regularly scheduled IMMD/IMPOA Board Meetings are normally held on the 2nd Saturday of each month at the IM Community Center. The IMMD Board Meeting begins at 9am, and the IMPOA Board Meeting begins at 11am.

[IMPOA Contacts](#)  
[IMMD Contacts](#)

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## CRAFT FAIR

The Craft Fair will be held on Saturday, October 27 from 10am to 4pm at the Indian Mountain Community Center. All prospective customers, please join our vendors for a day of shopping! It's a full house of vendors with a variety of offerings that will make lovely gifts for family and friends, as well as a treat for yourself. A lunch of hotdogs, chips, and cookies will be available for a donation. Help us make this a successful event for our vendors and our community. Your shopping support is greatly appreciated!

*~Article provided by: Bev Bushaw*

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## FOURTH ANNUAL INDIAN MOUNTAIN CHILI COOK OFF

The 4th Annual Indian Mountain Chili Cook-off will be held on Saturday, November 10 from 4 to 6pm at the Community Center. Come taste and judge up to 12 delicious homemade chili recipes. Details are posted on the IMPOA and IMMD websites. IM residents who want to "cook" and share their chili recipes should get in line soon. The slots will go fast once the newsletter hits the press. If you are interested in this fun and friendly competition, please read the announcement on either website and then contact Bev Bushaw at 719-836-0235 or [bmbushaw@gmail.com](mailto:bmbushaw@gmail.com) to reserve your place. Whether you want to be a competitor or not, mark your calendars to join us to taste, judge, and enjoy this special dining experience. Voting and eating entrance fee is \$3 per person over 12 (children under 12 are free). There is no fee charged for competitors.

*~Article provided by: Bev Bushaw*

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## INDIAN MOUNTAIN CHRISTMAS GIVING TREE DRIVE

This will be the first time for Indian Mountain property owners to participate in the Rocky Mountain Rural Health's Christmas Giving Tree Drive. We can help those in need by adopting a family and giving them some joy and needs through gifts of clothing and toys for this holiday season. The Christmas Tree and Ornaments (each ornament will represent a different family by number only) will be placed at the Community Center on Monday, November 11. The tree and gifts will be picked up on Friday, December 14. Indian Mountain residents in need will also be eligible for this gift of giving. Please contact Bev Bushaw at 719-836-0235 or [bmbushaw@gmail.com](mailto:bmbushaw@gmail.com) for additional information.

*~Article provided by: Bev Bushaw*

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## 2018 IMPOA ANNUAL MEETING RECAP & ELECTION RESULTS

The IMPOA Annual Meeting was held on August 12, 2018 with 68 "Members in Good Standing" (dues paid and eligible to vote) in attendance.

One of the main reasons for the Annual Meeting is to provide the opportunity for members to oversee and give direction to the board of directors. This was accomplished by providing a recap of our 2018 financial condition, the proposed 2019 budget, and by election of directors to the board.

The membership voted via mail-in ballot for three candidates for directors, Joy Hines, Rhonda Cates and Jeff Mason. There were 31 ballots returned, and all were unanimously elected into office. John Thompson was appointed to the board in the spring and was inadvertently left off the ballot. John was appointed to replace a former board member who resigned to join the IMMD board. By a show of hands, John was elected to a new term of office.

The IMMD Election held on May 8, 2018 filled four positions with six candidates running for office. The election results are as follows:

Marcia Logan - 666 votes (elected to 2-year term)  
Roger Mattson - 649 votes (elected to 2-year term)  
Bev Bushaw - 620 votes (elected to 4-year term)  
Tom Odle - 551 votes (elected to 4-year term)  
Craig Campbell - 108 votes  
Jim Ingalls - 128 votes

Samantha gave major kudos to judges and volunteers, with a special thanks to Bret and Carla Crouch.

Membership director Marcia Logan reminded the guests that our mission statement says IMPOA acts, informs, educates, and advocates on issues of concern to property owners to maintain the quality of life in Indian Mountain. Marcia also gave us a short history of IMPOA and how working with IMMD has made us a stronger group.

Marcia reported membership to date is 632 members and 1,264 email addresses.

The properties in Indian Mountain consists of 35% residential and 64% vacant land and 1% other (ag, exempt). There are 1,968 property owners.

John Thompson provided information on how important it is to volunteer for work activities to foster a clean and well-maintained community. IMMD and IMPOA rely on Volunteers to do most of the work of each organization. However, volunteering involves more than just "doing tasks." Volunteering is a part of the process of building "community" in Indian Mountain. There are forms (paper and on-line) available for property owners to volunteer for various projects and tasks that the boards have identified. There are also surveys at the Community Center for property owners to give their input to the Boards to help identify issues and concerns and activity interests. Please VOLUNTEER when you can. John also spoke about the slash chipping activities in IM that have been accomplished and about future dates for sign up.

Out-going President Dennis McQuillan talked about what we as members can do about campers and trailers that are left out all year long. As a board we have no leverage to enforce compliance with our covenants. We, as neighbors, should talk to, write to, or email and show our concern and hope that the problem can be resolved.

Bret Crouch, Vice President of IMMD, provided information on the status of the WSP program:

- There were 60 new enrollees in the WSP in the 2018 Open Enrollment Season, bringing the total participation to over 400 wells. Many of the new participants have installed meters and certification of the water meters will be completed by this Fall. Samantha has required new applicants to provide a copy of their well permit to verify that it is complete with current information. A "How to Check Your Well Permit" document has been created and is being added to the IMMD website.

- Of the 354 permits currently in the WSP, the Division of Water Resources completed 339 transfers to the HASP augmentation plan in June. The remaining 15 had various 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. IMMD sent email instructions to all the WSP participants on how to check their well permits to confirm the HASP augmentation plan numbers appear.

- The Colorado Division of Water Resources ruled in July that due process was followed for the transfers from the Bar Star augmentation plan to the HASP plans for the WSP enrollees. The DWR also ruled that dual augmentation by Bar Star and WSP is not allowed.

- 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.

- There have been many questions on the Bar Star Lien Threats. IMMD has no role in this ongoing issue. There is property owner opposition and persons interested should contact Jim Scherrer, Glenn Haas or Carl Neu.

Dennis McQuillan announced that Susan Stoval was chosen as Volunteer of the Decade. Susan is a ten-year volunteer with the IMMD board serving as a board member and President. She is much deserving of the honor. Tim Higgins accepted the award in her absence.

*~Article provided by: Board Members*



## 2018 VOLUNTEER OF THE YEAR

The Indian Mountain Property Owners Association awarded the 2018 Volunteer of the Year - or in this case, Volunteer of the Decade! - to Susan Stoval at the August IMPOA Annual Meeting. Susan was recognized for her dedicated service to Indian Mountain through ten years on the Indian Mountain Metropolitan District Board of Directors, and her leadership on the Ad-Hoc Water Committee which led to the creation of the IMMD Water Service Program. In addition, Susan led community improvement projects, including the Community Center, upgrades to the Lodge, RV storage, and Gold Pan Park, and the return of the Burn Pit to IMMD control. Throughout, she provided clear, thoughtful, and energetic leadership. Congratulations, Susan, and thank you for your service from a grateful community!

*~Article provided by: Rhonda Cates*



## NEW OWNERS WELCOME COMMITTEE

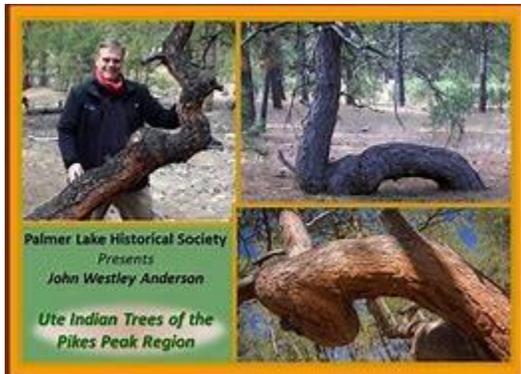
IMPOA is forming a committee to welcome New Owners to Indian Mountain. We hope to hold the first luncheon to welcome these new members to our community in the Spring of 2019, probably in May. We may also have a Fall luncheon in 2019, probably in October. Besides new owners, realtors in the area have expressed an interest in allowing potential owners to attend to get a feel for the "community spirit" that is Indian Mountain.

The Volunteers that will become the Steering Committee for this activity will plan the details and implement this activity sponsored by IMPOA. The IMPOA Board has put money in the 2018-19 budget to fund this luncheon so we can get it started. Future luncheons might be sponsored by area restaurants and area realtors. The table settings could include "neighbors" of the new owners. Some of the ideas that have been presented have included a "Welcome Bag" with brochures and menus from local tourist attractions and restaurants; a program that explains IMPOA activities; FIREWISE training; Park County services representatives; entertainment by area performers. What ideas do YOU have?

Volunteers will also be needed to promote the luncheons, secure brochures and menus from the tourist attractions and restaurants for the "Welcome Bags" (the initial response from some of these establishments has been very positive); recruit participation from area realtors; set up, decorate, and take down on the day of the luncheons; cook and serve food.

If you are interested in serving on this Welcome Committee, please let a member of the Board know of your willingness to serve, or fill out a Volunteer Interest Form and indicate your interest there.

~Article provided by: John Thompson



## UTE PRAYER TREES PRESENTATION

On June 23, John Wesley Anderson, the author of *UTE INDIAN PRAYER TREES*, presented a wonderful seminar entitled the "Ute Indian Prayer Trees and Their History in South Park." Mr. Anderson is a retired El Paso County Sheriff, historian and author. Over 70 people from many parts of Park County attended this free presentation and learned how the Ute Indians skillfully modified trees for navigational, spiritual, burial, medicinal, nutritional, and educational purposes sometime between 150 and 450 years ago. "I think Ute Indian Prayer Trees are living Native American artifacts that offer us an intriguing link back in time to a deeply spiritual people with rich culture and long history in the Pikes Peak Region," explains Anderson. It was an incredibly interesting program. IMPOA co-sponsored the program along with Jefferson Real Estate (Clay Copeland and Kevin Copeland) who provided a delicious lunch for the attendees. Ted and Jeri-Gene Bauman, Indian Mountain property owners, organized the event. IMPOA donated five \$20 gift credits for door prizes of Indian Mountain merchandise. Mr. Anderson was available to answer questions and to sign copies of his book. There was also a drawing for a free autographed copy of *UTE INDIAN PRAYER TREES*. After lunch and clean-up, the Baumans and John Anderson took several interested people on a mini tour to see some of the prayer trees that are located in Indian Mountain. The presentation was so well received that there's discussion starting about doing a sequel and have Ute tribal Elders attend as well as perhaps putting together a guided tour of Indian Mountain at some point for people interested in seeing these trees that are located close in and won't involve strenuous hiking or 4-wheel driving. If you think you have a prayer tree on your property, arrangements can be made to have Mr. Anderson authenticate it.

~Article provided by: Marcia Logan



## WHO OR WHAT IS GALLAGHER?????

Impact of the Gallagher Amendment on rural areas.

[Late Breaking Information: The Park County Clerk and Recorder's office shared that the Jefferson-Como Fire Protection District has said it will be filing a Statement of Intent to participate on a ballot issue for the November ballot that is intended to provide a solution for the negative effects of the Gallagher Amendment reduction in the residential assessment rate. Please watch the very well done, easy to understand, 6-minute video on this subject, by clicking on the link below. This video was produced by the Colorado Fiscal Institute in conjunction with the Colorado Fire Chiefs Association. This link is also available on the Jefferson-Como Fire Protection District website [www.jcfpd.org](http://www.jcfpd.org)]

#### **"THE GALLAGHER AMENDMENT AND FIRE PROTECTION DISTRICTS IN COLORADO"**

<https://www.youtube.com/watch?v=BXbrsdQQrZ8&feature=youtu.be>

We've all heard or read something about "Gallagher" in the recent past and we'll hear more about "Gallagher" in the weeks to come. Just who or what is Gallagher? In 1982, when Colorado voters approved the Gallagher Amendment (named for State Senator Dennis Gallagher), the goal was to protect homeowners from skyrocketing property taxes. Gallagher divided the state's total property tax burden between residential and nonresidential property, requiring that 45% of the total amount of state property tax come from residential property and 55% come from commercial/ industrial property.

The assessment ratio for commercial/industrial property is fixed at 29% and the residential ratio adjusts to hold the 45/55 split constant. Gallagher defines non-residential property as commercial, farms, oil and gas property, vacant land and a handful of other categories. Property taxes are local governments' primary source of funding for a host of different services including law enforcement, ambulance services, fire services, etc. As rural areas do not have as large a commercial base as urban areas do, the total amount of property tax collected would be less.

When the residential assessment rate (RAR) is adjusted lower, the funds derived from property taxes that are available for departments and agencies also decline.

The residential assessment ratio (RAR) has fallen from 21% to 7.2%. The residential rate is expected to drop to 6.11% for 2019. That would represent a 23% cut to the residential assessment ratio in a three-year period. And, because another constitutional amendment (TABOR) requires voter approval for any tax hike, the Gallagher formula forcing property taxes down can't send them back up, even if property values decline.

During the last Legislative session, 42 lawmakers signed on to a letter requesting an interim committee to study the issue, aimed toward a 2020 ballot measure. Because they rely heavily on property tax revenue, special districts - which include the majority of the state's fire departments - would bear the brunt of those cuts. Though state lawmakers acknowledged that Gallagher poses a threat to rural communities, they ended a second consecutive legislative session without attempting a solution. Fire chiefs across the state mounted a late push to introduce legislation that would buy time to work on a more permanent solution. But the short timeframe available wasn't sufficient and the session ended in May without anything being done. The Jefferson-Como Fire Protection District had a ballot measure for a 2.963% mill levy increase on the May ballot that was overwhelmingly approved by the voters. This mill increase gave back the losses from the RAR drop from 7.92% to 7.2% in 2018 (caused by reassessed values in 2017). Without anything being done by the Legislature to deal with this issue, the Gallagher reduction in the residential assessment rate will overcome the stabilization of funds. Attempting to find a solution, all Fire Protection Districts in Park County are putting a measure on the ballot that would untether their property tax revenues from a Gallagher Amendment provision that can alter the rate at which homes are taxed on a biennial basis. In order to stabilize their property tax revenues, special districts will be asking voters to allow the mill levies applied to residential assessed values to remain at 7.2% until such time as the State Legislature develops and implements a solution to the problems with the provisions of Gallagher. Special districts in the state may choose to pursue an option this fall in what has become known as an initiative to "de-Gallagherize." Ann Terry, Executive Director of the state's Special District Association, said many of her organization's members have informed her they will send a measure to their voters to reduce Gallagher's brunt. "We encourage our district members to pursue a local de-Gallagherization option. Due to the crisis that special districts and especially fire districts are facing in the reduction of the residential assessment ratio, they are looking for solutions, and this is one of those solutions to stop the bleeding," Terry said.

As mentioned previously, a bipartisan group of state lawmakers was assigned to study the Gallagher Amendment with the goal of sending voters a reform to the rule in 2020 but nothing was done. Fire

districts that opt to wait for a statewide solution may have to settle for a locked in assessment rate lower than the current 7.2 % if it is again curtailed next year.

"If (districts) don't do something this November, whatever they get in place by voters next November will be reacting to what might be a reduced residential assessment rate," said Dino Ross, an attorney for a Denver-based law firm that represents more than 50 emergency service districts in the state.

This is an issue that voters need to understand fully in order to make an informed decision on how to vote in November. Please check out the Jefferson-Como Fire Protection District website for more information.

Sources: Various Colorado newspaper articles, Center on Budget and Policy Priorities, e\*POER Report, Park County Clerk & Recorder, Jefferson-Como Fire Protection District.  
~Article provided by: Marcia Logan



## PARK COUNTY BALLOT ISSUE - NOVEMBER 2018

The Park County Board of Commissioners approved a resolution to submit a 2% Emergency Services Sales Tax measure to the Park County Clerk and Recorder to include as a ballot measure on the November election ballot. The sales tax would be imposed on tangible personal property at retail and the furnishing of services as provided in Section 29-2-105 (1) of Colorado Revised Statute. Also, this sales tax would have a five-year sunset provision, as the intent of the sales tax is to mitigate the ramifications of the Gallagher Amendment's expected reduction in the residential assessment rate on the property tax revenues used to fund county services. It is hoped that the five-year time period will give the State Legislature enough time to develop a solution to the looming crisis for the rural communities.

The proceeds from this sales tax would help in offsetting the costs associated with emergency services rendered to visitors in, and those passing through, Park County. The funds derived from this sales tax would be distributed among approximately nine different Park County agencies and departments. Roughly 60% of the calls received by the Sheriff, Ambulance, Fire Departments, etc. are to render aid to non-Park County residents.

The Park County Clerk and Recorder's office is waiting for the information they need in order to formulate the wording of the issue that will be included on the ballots for the General Election on November 6, 2018.

Stay tuned.....

~Article provided by: Marcia Logan



## DUMPSTER DAY 2018 RECAP

Dumpster Day on Sunday, July 8 was a great success with members completely filling the two dumpsters by noon. With interest as high as it is, we may consider 3 dumpsters next year. IMPOA supplied the two dumpsters at a cost of \$2,000.00, and gained new members during the day. The local metal recycler was very busy as well. He took a large load of scrap metal objects to Colorado Springs for recycling at no cost to property owners or IMPOA.

~Article provided by: Jim Scherrer





## BURN PIT - FALL 2018

Yes, it was a successful start to the 2018 Burn Pit season. With that being said, that brought an early closure to the Burn Pit due to volume capacity being met on June 23. The 2018 season policy and procedures mandate that the burn of the pit will be started, managed, and monitored by Indian Mountain property owners. The burn will only be allowed when the burn ban has been lifted, and all of the environmental conditions have been met. The community is very conscientious and aware that we need much more moisture to complete a successful burn that is safe for the community. We have a list of 30 monitors, if available, to assist in providing a 24x7 watch, as needed, to ensure a safe burn. The burn will consist of one pile at a time, again a safety measure. Based on current conditions, we may not see this burn until some point when we have sufficient snowfall. At this time, the Burn Pit will remain closed for the remainder of the 2018 season. A thanks and a shout out to all of those volunteers that supported the open Burn Pit days...and a thank you to all of those volunteer monitors who will make themselves available when burns are permitted. Stay tuned as conditions are always changing!

*~Article provided by: Bev Bushaw*





## FIREWISE RECERTIFICATION REQUIRED THIS YEAR

This is the year for Indian Mountain to recertify as a FIREWISE community. Thirteen property owners participated this summer in four "Chipping Days" generating over 400 hours of fire mitigation volunteer time. Plus many property owners filled the Burn Pit, but I don't yet know how many hours they generated. Attached is a form for **YOU** to use to estimate the time and expenses related to fire mitigation in 2018 (January to December). This form will also remind you of things you can do to make your property safer. Please complete the attached form and return it to the IMMD Community Center or mail it to John Thompson, PO Box 465, Como, CO 80432 by October 1.

*~Article provided by: John Thompson*

[FIREWISE ACCOUNTABILITY FORM](#)

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## VOLUNTEERS NEEDED

Have you ever been driving through the community and seen your neighbors out doing road clean up, dropping off loads at the burn pit or at the dumpsters on Dumpster Day, gathered at the Community Center or at IM Park having a fun time, and thought "I wish I had known about that; I would have helped or participated!" Now is your chance to become involved! We have put together a Google form titled Volunteer Interest Form that you can fill out to indicate your areas of interest. We will gather the information collected and make sure it gets to the appropriate people who can then contact you to help and/or participate in the events/activities you choose. You will also have the opportunity to give us your suggestions or ideas of activities/events that you would like to see your IMMD/IMPOA Boards sponsor. Click on the link to fill out your Volunteer Interest Form today!

*~Article provided by: Rhonda Cates*

[VOLUNTEER INTEREST FORM](#)

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## IMMD WATER SERVICE PROGRAM STATUS

In June, the Colorado Division of Water Resources transferred 339 wells from the Bar Star augmentation plan to the HASP plans set up for IMMD WSP. During the 2018 open enrollment period, 60 new enrollees signed up to be added to the IMMD Water Service Program for 2019. We now have over 400 wells in the plan.







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