



# Indian Mountain News



October 2010

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## Community Center Update

Since our last newsletter a lot has happened regarding your Community Center.

- First, we have closed with Colorado East Bank on a Lease Purchase of \$400,000 for the Community Center. That, along with our own building fund, has allowed us to start construction. The Board has hired Peter Ambrose as the Project Manager.
- Second, if you have driven by the corner of Arrowhead and Kenau Court you may have noticed the large dirt piles. This is the result of our driveway cut, the first stage of the parking lot, and the excavation of the building plot for the Community Center building. The piles of dirt will be used to back fill the foundation and bring the building back to grade. Driveway access to the Community Center will be from Kenau Court.
- Third, Allen Drilling has completed the water well at a depth of 280 Ft with a flow of 7 GPM of great water.
- Fourth, the project has applied for and been granted a Foundation permit. At this time the footers for the foundation have been set and poured by Freelance Foundations who will also pour the stem walls in September. Once the foundation is complete it will be water sealed, foam insulation added to the outside, drainage added at base of foundation, and backfilled.
- Finally, we have applied for the Commercial Building Permit from Park County and the plans should be approved in soon. After that approval, framing will begin in late September.

We are all very excited about the progress of our Community Center. You can follow the progress at [www.indianmountain.info](http://www.indianmountain.info), click on CC Progress.



Left to Right: Susan Stoval, Cynthia Burdick, Fred Burdick, Jill Campbell, Pete Ambrose, & Glenn Haas



## **RV Lot Storage Agreement 2010-11**

If you intend to continue to store your RV, trailer, or pop-up in the IM Storage Lot this fall or winter, you **MUST** complete a new agreement form and return it no later than November 1, 2010. Please be sure to list all vehicles on the form. Include the \$1.00 processing fee along with:

- copies of your current vehicle registration
- copy of your current driver's license
- proof of property ownership in IM such as warranty deed or tax statement

A copy of the RV Storage Lot Agreement can be printed from the website ([www.indianmountain.info](http://www.indianmountain.info)) or by calling the office and asking for a paper copy to be mailed.

The code to the gate will be change November 1<sup>st</sup>, so after you have completed the new agreement process, we will call you with the new code. We ask that you not share this code with others to deter unauthorized vehicles using the lot.

If you have any questions, please call the office at 719-836-9043 or stop by the office on any Saturday morning in September or October. Failure to comply will result in you being asked to remove your vehicle(s) from the storage lot.

### **Time Change for IMRPD Regular Board Meetings**



The regular business meetings of the IMRPD Board will begin at 9am (instead of 10am).

**The next meeting is scheduled  
for October 9th .**



### **High Fire Danger in Park County**

Please no outdoor fires or grills  
in Indian Mountain!



## Illegal Dumping In Burn Pit

Recently the fire department notified us that large metal items, including a refrigerator and stove, were left in the burn pit. If these violations continue to occur, the Como Fire Dept. could close the burn pit indefinitely! The IMRPD board is currently working with the fire department and the other subdivisions that have access to the burn pit towards a resolution for this problem.

We want to remind everyone that **you must register at the Como Fire Station on Elkhorn Rd. to get the access code to the pit.**

The only items allowed are trees, slash and wood (without nails or screws). No metal is allowed! The burn pit is an extremely valuable asset to our community, so each of us need to respect the rules.

- Do not give the combination to others.
- If you see someone dumping unburnable materials get their license plate number and turn it into the Como Fire Department and they will notify the Sheriff.

## Winter Hours for IMRPD Office

Indian Mountain Recreation  
and Park District Office  
2<sup>nd</sup> Saturday of Each Month  
November through April  
9:30am – 12:30pm

## Stagestop Store and Saloon Now Open

We are pleased to announce that the Stagestop Store and Saloon reopened on Labor Day. Pat Sheeran, a local resident, worked hard this past summer to remodel the local establishment.

Changes include new carpet, fresh paint, new ceiling, modernized bathrooms, new tables, two great televisions, and a welcoming hospitality for families to relax. A real attraction is free WI-FI. He also offers food and beverage specials for weekend football, NASCAR, and Monday night football. The menu is modest as a start-up operation but Pat wants to hear from you as he expands his services. The store is open with basic necessities. Stop by and say hi...





## July 4th Picnic

The annual July 4th IM Community Picnic, sponsored by IMRPD & IMPOA, was again a huge success. Approximately 275 people attended the event! This year Cabin Creek Smokehouse in Conifer supplied the meat. For those who missed out on the door prizes, they included four \$25.00 gift certificates to the Como Depot and four gift certificates to the Jefferson Market for fudge.

The kids had a great time too. Special thanks to Carol Nielsen for volunteering her time and with organizing the games and the great finale---a piñata bash!!!

We want to extend a thank you to all who volunteered to help us out. We appreciate you. Hope to see all of you next year on July 2, 2011.



### **Swen and Loretta Hagman**

Swen and Loretta Hagman have retired as the volunteer coordinators for IMPOA. They have been the membership coordinators since 1972! We cannot even begin to think of how to thank Swen and Loretta for 38 years of volunteer service—everything seems so inadequate. However, we offer them our warmest and most heartfelt, “Thank you both—for everything!”

### **A Reminder about Dogs**

Let us not forget that there is a leash law in Park County. Just because we are in the mountains does not mean we can let our animals run free.

A number of dogs have been killed by wildlife this year. So keeping your dog on a lease will show respect for your neighbors and will protect your pet from unexpected encounters with coyotes, bears, or porcupines.



## **Amendments 60,61, and Prop 101**

Three initiatives will be on the November 2<sup>nd</sup> ballot that, if passed, will severely restrict the ability of Local and State government to finance projects and generate income. This would likely result in restriction of both services and growth. The following describes how each of the three initiatives would impact the Indian Mountain Recreation and Park District (IMRPD and Jefferson-Como Fire Protection District) and others special districts in throughout the State.

**Amendment 60:** This amendment would drastically cut the amount of tax revenue received from property taxes. All the income IMRPD receives to fund the maintenance and expansion of the facilities in Indian Mountain comes from these taxes. Funding for our new community center will be in jeopardy as well our current facilities. (Comfort Station, R.V. storage, burn pit, R.V. dump station, pasture golf, disc golf, etc.) Discussion of the impacts of Amendment 60 can be found at: [http://ballotpedia.org/wiki/index.php/Colorado\\_Property\\_Taxes,\\_Amendment\\_60\\_\(2010\)](http://ballotpedia.org/wiki/index.php/Colorado_Property_Taxes,_Amendment_60_(2010))

**Amendment 61:** This amendment would drastically reduce the ability of governmental entities to borrow money for larger projects. On the State level, no State facility will be able to borrow money for future projects. This would include public schools, libraries, fire stations, roads, recreation and park systems to name a few. On the Local level, all improvements to existing facilities would need voter approval and all debts would have to be paid within 10 years no matter what the amount. Would you be able to buy a home if you had to pay off the mortgage within 10 years? Discussion of the impacts of Amendment 60 can be found at [http://ballotpedia.org/wiki/index.php/Colorado\\_State\\_and\\_Local\\_Debt\\_Limitations,\\_Amendment\\_61\\_\(2010\)](http://ballotpedia.org/wiki/index.php/Colorado_State_and_Local_Debt_Limitations,_Amendment_61_(2010))

**Proposition 101:** This proposition affects the amount of tax money generated from vehicle taxes, some State sale tax and telecommunications taxes. These taxes are dedicated for schools, roads, hospitals, police and fire protection, state parks, emergency services and recreation to name a few. An analysis of this proposition can be found at: [http://ballotpedia.org/wiki/index.php/Colorado\\_Motor\\_Vehicle,\\_Income,\\_and\\_Telecom\\_Taxes,\\_Proposition\\_101\\_\(2010\)](http://ballotpedia.org/wiki/index.php/Colorado_Motor_Vehicle,_Income,_and_Telecom_Taxes,_Proposition_101_(2010))

An analysis of how Park County will be impacted can be found at: <http://bellpolicy.org/sites/default/files/Park.pdf>

Indian Mountain property owners have always been proactive in evaluating issues that affect the value and quality of their community. Please take the time to carefully evaluate the impact that these three initiatives will have on our community, the county and the State.

### **A Snapshot of your IMPOA Board**

- We have started planning our 2011 Annual Meeting. Mark your calendars for Saturday, March 12th.
- Do the entrance signs look refreshed? We are taking inventory of all our signs, updating them, adding to them, and repainting them. Thanks to Forrest Wheeler for all of his hard work!
- Did you know your IMPOA board receives on average 3-5 inquires a week requesting information on county ordinances, noise complaints, cattle and fencing concerns, etc?
- When polled, roughly 50% of those folks who contact IMPOA for assistance, stated they had NOT paid their dues? We are here to help, but please help us—pay your dues!



## History of Indian Mountain

Are you interested in learning about the development of Indian Mountain? We are! The Board has received several inquiries from Indian Mountain property owners about the history and development of Indian Mountain. We are in the process of gathering information. We plan to share this information in a 'History Page' on the IMPOA website. If you have information about the history Indian Mountain that you would like to share, please contact the IMPOA Secretary, Paul Kucera at [pakucera@gmail.com](mailto:pakucera@gmail.com).

### IMPOA Board Vacancies

We will have openings on the IMPOA board at the next Annual Meeting: President and Treasurer. If you are looking for opportunities to be involved in Indian Mountain—this is it! Please contact us for more infor-

## Fence Repair Day

On Saturday, July 17, several IMPOA board members and volunteers made some improvements on our subdivision boundary fences. This is our fourth year of fence improvements and it's now really paying off. Besides improving the attractiveness of our neighborhood these fencing repairs helps prevent cattle from entering and causing property damage. The fencing crew includes IMPOA board members, Dennis Burke, Fred Whitaker, Mark Bonfiglio, and Benjamin Lane. Indian Mountain property owners Rick Kaiser and Cliff High and IMPRD board member Glenn Haas also volunteered their time to help secure our boundary. Many thanks to all!

### ATVs, Dirt Bikes, and Other Unlicensed Vehicles

A reminder to Indian Mountain property owners: off-road vehicles such as ATVs, dirt bikes and other vehicles that are not licensed to drive on state, county, and city roads are illegal and subject to a \$50 fine. Colorado State Statute 33-14.5-10 states:

- (1) *No off-highway vehicle may be operated on the public streets, roads, or highways of this state*
- (2) *Any person who violates subsection (1) of this section is guilty of a class 2 petty offense and, upon conviction, shall be punished by a fine of fifty dollars.*

The full text may be found on-line by searching "Colorado Statutes."





## IMPOA Membership 2011

This has been a year of change for IMPOA. With the newsletter going electronic, (unless specific requests are made to have it mailed to your home), and the retirement of our membership coordinators, we will be making more changes. In order to streamline our processes, and for the first time ever, IMPOA will begin mailing notices for the dues to residents and property owners at Indian Mountain. At the end of this year, we plan to mail the year-end newsletter to all property owners at Indian Mountain, (based on tax records from Park County, which we know is not a completely accurate list, but the only way we have to get names and address). With this year-end mailing of the newsletter, we will also include a bill for your 2011 IMPOA dues. You will no longer see membership forms in the newsletter. Although membership in IMPOA is still voluntary, your support will allow us to continue our community activities like Dumpster Days and the 4th of July picnic.

## Cattle

As many of you are aware, we've had a substantial number of cattle entering our subdivision this summer. These cattle have entered via Ouray Trail at our southeast boundary shared with the Buffalo Subdivision. Since there is no cattle guard there the cattle simply enter via the road. Park County Road and Bridge has declined our request to erect a cattle guard there due to county budget constraints. The IMPOA board is working through other channels in order to alleviate this problem. Stay tuned as it may take some time to resolve this situation.

## Entrance Signs

We have entrance signs at five locations around Indian Mountain. We have an additional five entrances without signs at Pinto Trail from Elkhorn Ranches, two at Warrior Circle from The Buffalo, off Longbow into the National Forest, and one on Swiggler from Stagestop. The Board is studying the addition of signs at these entrances.



## Water Augmentation

Indian Mountain and Elkhorn Ranch are part of the same Water Augmentation Plan for which Jim Campbell is the sole administrator. The Elkhorn Ranch Owners Association (EROA) has retained an attorney specializing in water rights, and increased their annual dues to address their water issue. According to their Nov. 2009 newsletter, "After spending a little over \$10,000.00 in attorney fees... to draw up an agreement concerning the reservoir, we have more questions than answers and Mr. Campbell has refused to sign the agreement". IMPOA felt it is in the best interest of our landowners to also get a legal opinion on where we stand with our water rights as well. We have contacted Buchanan & Sperling PC, to get an estimate on the cost of a legal opinion. We will keep you posted about our progress.

<b>Indian Mountain Recreation and Park District</b>	<b>Indian Mountain Property Owners Association</b>
<p>IMRPD protects and maintains the District's park-land, recreation facilities, and hosts community events. Its functions are strictly limited, and at this time include:</p> <ul style="list-style-type: none"> <li>• 356 acres of park lands</li> <li>• Pasture golf course</li> <li>• Ski lodge and recreation hall</li> <li>• IM Park with trails, playground, frisbee golf, horseshoes</li> <li>• Comfort station and potable water</li> <li>• RV dump station and storage lot</li> <li>• Pond and information kiosk</li> <li>• Social events</li> </ul>	<p>IMPOA informs, educates and advocates on issues of concern to IM property owners. Its functions are very broad.</p> <ul style="list-style-type: none"> <li>• The Board tracks local, county and state plans and policies that may affect IM (e.g., mining, sale of public land, cell phone coverage, taxes, development, land use regulations, water augmentation)</li> <li>• Periodic drive-around covenant compliance check</li> <li>• Dumpster and swap days</li> <li>• IM apparel sales</li> </ul>
<p>Government Entity Special District - State of Colorado Created in 1975</p>	<p>Non-profit Association Federal 501( c ) 4 - State of Colorado Created in 1985</p>
<p>Mandatory property taxes paid by all IM property owners (6.94 mils)</p>	<p>Voluntary annual dues (\$35) from willing property owners.</p>
<p>March 2010 financial assets—\$330K</p>	<p>March 2010 financial assets = \$40K</p>
<p><a href="http://www.indianmountain.info">www.indianmountain.info</a></p>	<p><a href="http://www.impoa.net">www.impoa.net</a></p>

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