



Indian Mountain News



Summer 2011

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Community Center Update

Your Community Center is well on its way to completion. The building has had its final inspection for electric and septic system. The outside part of the building is being prepared for the stucco finish. The deck framing has been completed. The finished deck and railings will be installed once the stucco is complete. The front entrance walk has been poured along with the stairway pad for the deck. Painting of the outside trim has been started.

The radiant floor heating system has been turned on and warms the building very well, should be great for those cold winter days. The kitchen cabinets have been installed and the appliances are being shipped the first part of May. The fire suppression system for the range is almost complete.

The contractor is currently installing the beetle-kill tongue and groove ceiling and should be completed by the second week of May. The ceiling will then be sealed using a clear coat. The inside of building has been painted. The inside doors have been delivered and are ready for install. Electrical fixture installation will start the first week of May.



The ceramic tile installation for the bathrooms has been completed and looks great. Counter tops for the kitchen and bathrooms is scheduled to be delivered second week of May. Once counter tops are installed we will schedule the plumbing fixtures to be installed.

There is still a lot of work to be completed but your Board of Directors are very excited about this wonderful project and we believe it will be a great asset to our community. Please go to www.indianmountain.info for the link to see pictures of the center.

Audit

Special Districts whose revenues and expenditures exceed \$500,000 during the fiscal year are required by Law to complete an audit of their financial statements. This audit must be prepared by a C.P.A. and the audit report delivered to the State no later than June 30, 2011.

As the Indian Mountain Recreation and Park District's revenues and expenditures did exceed the \$500,000 mark in 2010, an audit has been initiated. The audit will be submitted to the Colorado Department of Local Affairs this spring. Once it has been accepted, the audit will be available for public review at the Community Center office.



Brush Fires, Forest Fires, and Wild Fires...

Over the past few months the headlines have been full of the extreme fire danger in Colorado. To date, there have been close to 200 fires in Colorado and numerous counties have banned open fires. As this newsletter was being compiled a fire is burning near Kenosha Pass. Indian Mountain has had a very dry fall, followed by a cold dry winter. Our measured precipitation since October 2010 has been 2.96 inches! Fire danger is extreme!

These dry conditions, coupled with the infestation of beetles killing a variety of trees (over 40,000 new acres in Park County have been affected since fall), make for a dangerous Spring and Summer. PLEASE take care to make sure all camp fires, barbeque, burn pits, etc. are watched and totally put out when finished using. Our winds are extremely gusty and ambers that fly will burn. One small spark can start a blaze.



**Remember: NO FIREWORKS are allowed in the subdivision.
The burn pit is available for slash (see burn pit article)**

If you decide to risk burning on your property, you must obtain a burn permit from Jefferson Como Fire Department at 719-836-3244. You must also contact Park County dispatch prior to the burn at 719- 836-4121 ext. 5.

We now have two firms doing beetle kill mitigation for Indian Mountain. They are: Timberline 719-687-6811 and Jetco, Inc. 719-395-8811. Both are licensed and very reputable. The beetle leave the tree they have killed in mid-June and fly to the next healthy tree, so the window to spray is mid-May.

We are all stewards of the forest and want to protect our property and its value. It is up to each of us to do our part so join the community wildfire protection, IMPOA and IMRPD in protecting Indian Mountain from a forest fire this season.

New Business Manager for IMRPD

My name is **Samantha Bertin** and I will be the new business manager for IMRPD. I am excited about meeting the folks in Indian Mountain, and helping them to use the facilities and improve our community. I will be available on Saturdays at the office from 9am to noon and also available on Tuesdays and Wednesdays by telephone (719-836-9043), and always by email at cloudnineranch@hughes.net.

I have lived in Park County for all of my adult life. I love it here. My family has a large ranch that backs right up to the IM subdivision. I have three children (2 still at home) and lots of animals. Living on a ranch is exciting most of the time, there is always something going on. Stop by the office to say howdy sometime. See you then!



IMRPD Forest Demonstration Project

IMRPD has teamed up with the Coalition for the Upper South Platte (CUSP) to complete a demonstration project showing a shaded fuel break and defensible spaces used for mitigating the threat of wildfire. One acre of land, located at Indian Mountain Park, has been designated for this project.

A shaded fuel break is a forest management strategy used in areas where natural fire regimes have been suppressed, leading to a dangerous buildup of combustible vegetation. Constructing a shaded fuel break is the process of selectively thinning and removing more flammable under story vegetation while leaving the majority of larger, more fire tolerant tree species in place.

On Monday April 25 we started this project. The CUSP professionals marked, cut and started clearing the designated area. On Tuesday a 7TH grade science class from Silverheals Middle School, under direction of their teacher, Ms. Lore Slifka and CUSP leaders, helped in clearing and stacking the slash cut from area being used for demonstration. This was part of their science project, leaning about the forest and how it is vital to our water sheds and home to our wildlife. A special thanks to these 7th graders as they worked hard in helping with this project.

CUSP started the chipping procedure Tuesday afternoon and completed about a third of the slash stacks. They will return in the near future to finish chipping and final inspection of the area.

We invite you to come and see the results of this fire mitigation project, so you may have a better understanding of the importance of creating and maintaining fuel break areas and defensible spaces. Wildfires are a threat, but we can help reduce this threat with your help.

Burn Pit Update

At the March 12th board meeting of IMRPD, the Board of Directors decided to re-open the burn pit for Indian Mountain property owners with certain modifications. The pit will be locked and accessible only to those who have completed an application form. This form can be downloaded from our WEB page (indianmountain.info) or you may call our office at 719-836-9043 to request an application by mail.

After several people from the surrounding subdivisions requested access, the Board also decided to allow those individuals access on a yearly basis for a fee. If the burn pit is used as intended, for wood slash only, it will remain open during the mild weather season from approximately April thru Oct.



July 2nd IM Community Picnic

The annual Indian Mountain Community picnic, co-sponsored by IMRPD and IMPOA, will be held on **Saturday, July 2nd from 11:30 am till 3:00 pm**. Like in years past, the picnic will be held at 1996 Chief Trail adjacent to our comfort station and the old ski hill. This is the largest event of the year when IM property owners can get together with their neighbors and enjoy good food and lots of fun. There will be fun and games for the kids. A horseshoe tournament, Frisbee golf and hiking are available for those who want to join in.

This year we are asking all guests to bring only side dishes, enough to serve 12 people. No desserts please... The meat, desserts, and refreshments will be provided.



IMPOA Thank You!

With heartfelt appreciation, we would to thank the boards of IMPOA and IMPRD and the volunteers, for all their support during our terms with IMPOA. The last couple of years were quite busy with many changes in and around Indian Mountain, including the addition of the new cell phone tower, Arrowhead Road improvement, fence repairs (to try to keep the cattle out of Indian Mountain), the new membership protocols, and now the new Community Wildfire Protection Plan. None of this would have been accomplished without the hard work and support of both boards--each and every one contributed in their own way, and for this we say **THANK YOU!**

Wally Techentien, former IMPOA Treasurer Diana Heyder, former IMPOA President



Indian Mountain PROPERTY OWNERS ASSOCIATION

www.impoa.net

2011 IMPOA Budget

The Indian Mountain Property Owners Association (IMPOA) Board of Directors would like to apologize for not presenting the 2010 Financial Report and the 2011 Budget to the IMPOA members at the annual meeting in Lakewood. We sincerely hope this did not cause anyone any inconvenience. Our new Treasurer did not get appointed until after the banquet meeting.

Proposed 2011 Operating Budget - IMPOA

	2010	2011	
INCOME:	Actual	Proposed	Comments
Member Voluntary Dues	\$8,850.00	\$22,750.00	Assuming 650 members
IMPOA Merchandise Sales	\$1,215.00	\$2,500.00	
Interest Income	\$7.00	\$300.00	
Banquet Reservations	\$2,575.00	\$3,000.00	Pass-thru to Caterer
Total Income:	\$12,647.00	\$25,550.00	
EXPENSES:			
Association Administrative Expenses	\$546.00	\$1,355.00	
<i>Office Supplies</i>	\$83.00	\$300.00	
<i>Teleconference Costs</i>	\$142.00	\$540.00	
<i>Membership Processing Exp</i>	\$286.00	\$100.00	
<i>Prof and Legal Fees</i>	\$35.00	\$35.00	
<i>Travel/Mileage</i>	\$0.00	\$180.00	
<i>Misc. Administrative Support</i>	\$0.00	\$200.00	
Liability Insurance	\$3,216.00	\$3,216.00	
Sign for Rec Center (Donation From IMPOA)	\$0.00	\$3,000.00	
Contingency Fund Allowance	\$0.00	\$1,000.00	
Taking Care of our Members	\$7,486.00	\$8,148.00	
<i>Annual Meeting Dinner Exp</i>	\$2,477.00	\$2,928.00	Pass-thru to Caterer
<i>Annual Meeting (Mailing, Copying, Misc)</i>	\$731.00	\$1,450.00	
<i>Dumpster Days</i>	\$1,800.00	\$900.00	
<i>News Letter Exp</i>	\$896.00		
<i>Joint Activities/Rec Bd</i>	\$140.00	\$150.00	
<i>Fence Repair Materials</i>	\$158.00	\$300.00	
<i>Covenant & Land Use Regs Survey/ Enforcement</i>		\$300.00	
<i>Signage</i>	\$435.00	\$500.00	
<i>IMPOA Merchandise Purchases</i>	\$730.00	\$1,500.00	
<i>Internet Web Page Exp</i>	\$119.00	\$120.00	
Total Expenses:	\$11,248.00	\$16,719.00	
Net Gain (Loss)	\$1,399.00	\$8,831.00	

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Indian Mountain Recreation and Park District	Indian Mountain Property Owners Association
<p>IMRPD protects and maintains the District's parkland, recreation facilities, and hosts community events. Its functions are strictly limited, and at this time include:</p> <ul style="list-style-type: none"> • 356 acres of park lands • Pasture golf course • Ski lodge and recreation hall • IM Park with trails, playground, frisbee golf, horseshoes • Comfort station and potable water • RV dump station and storage lot • Pond and information kiosk • Social events 	<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"> • 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) • Periodic drive-around covenant compliance check • Dumpster and swap days • IM apparel sales
<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>www.indianmountain.info</p>	<p>www.impoa.net</p>



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