



Photos contributed by: Greg Bland, Dwight Cates, Tammy Dudley, Kelly Halligan, Glenn Haas, Susan Mailloux, Rich Reindel, Jim Scherrer, Sue Straugan, Shane Thomas, and Georgina Zalesky.



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### COMMUNITY CALENDAR OF EVENTS

See upcoming events below and save these dates:

Annual IMMD/IMPOA Community Meeting – May 27, 2018

Burn Pit Opening – May 2018 as weather allows

Annual Picnic – July 7, 2018

Dumpster Day – July 8, 2018

IMPOA Annual Meeting – August 11, 2018

Chili Cook Off – Fall 2018

Craft Fair – Fall 2018

### THIRD ANNUAL INDIAN MOUNTAIN CHILI COOK-OFF

The 3rd Annual Indian Mountain Chili Cook-off will be held on Saturday, October 14, 2017, from 4:00 to 6:00 pm 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. Ten of the 12 competitor’s slots are still available as the newsletter goes to press. The remaining slots will go fast. If you are interested in this fun and friendly competition, please read the announcement on either website and then call Samantha at the Community Center to reserve your place (719-836-9043).

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 free). There is no fee charged for competitors.

### CRAFT FAIR

Indian Mountain Community Center, Saturday, Oct 28, 10:00 a.m. - 3:00 p.m. - A gathering of local artists’ gifts and crafts. It is never too early to start your holiday shopping or pick up gifts for those special friends and occasions. Enjoy a light lunch for \$3.00. Vendors: Please contact Bev Bushaw at [303-990-0459](tel:303-990-0459) or [bmbushaw@gmail.com](mailto:bmbushaw@gmail.com) to reserve your table(s). \$10 per table - lunch included. Limited space - first come, first served. We're looking forward to another successful event!

### FOOD, TOYS AND CHILDREN’S CLOTHING DRIVE

IMMD is coordinating a drive to collect food (canned and dried goods), toys (new) and children’s clothing (new or like new) to support those in need in our community as well as to help some less fortunate children to enjoy something “special” during this holiday season. Starting October 1<sup>st</sup>, you can drop off these items at the Community Center. Their new homes will be determined, but if you know of someone who we can support, please provide their information to Bev Bushaw [bmbushaw@gmail.com](mailto:bmbushaw@gmail.com) or 303-990-0459 who can also provide further details on this new program. Thanks for helping! *Bev Bushaw*

## **2017 IMPOA ANNUAL MEETING RECAP**

The IMPOA Annual Meeting was held on August 12, 2017 with 64 “Members in Good Standing” (dues paid and eligible to vote) in attendance. Total attendance was approximately double that number and filled the Community Center meeting room. One of the main reasons for the Annual Meeting is provide the opportunity for members to oversee and give direction to the board of directors. This was accomplished by providing a recap of our 2017 financial condition, the proposed 2018 budget, and by election of directors to the board.

The membership voted to waive the mailed ballot requirement for election of directors. By a show of hands by Members in Good Standing, in addition to the 21 proxies and 13 mailed ballots that were received, the proposed slate of directors was unanimously elected.

IMPOA approached the end of the fiscal year with 716 members. With the attendees and the mailed proxies there were 85 qualified voters, which exceeded the requirement for a quorum (10% of total paid membership). Therefore, we could vote on and approve a minor revision to the IMPOA Bylaws to align annual financial audits with the fiscal year calendar.

The board president announced that the board was seeking volunteers for an open director’s position, help with the annual financial audit, and help with a review and potential update of IMPOA’s bylaws. The response to all three requests was encouraging. The board welcomes thoughtful input from all property owners to support its goals of complete transparency and continuous progress in board operations.

Susan Stoval, president of IMMD, gave a summary of the facilities and services that IMMD makes available to Indian Mountain property owners. These include the community center, the ski lodge and the recreational amenities around it, RV storage site, RV dump station, and of course the new Water Service Program. See related WSP article.

For several years IMPOA has recognized a Volunteer of the Year and this year the recognition was given to the ad-hoc water committee and others who support the many activities related to the WSP who are making this program a reality.

Comments by and questions from the membership included inquiries about water augmentation, cell phone service, fire mitigation, the burn pit, and speeding on the recently improved roads.

Thanks to all who attended and for your guidance and support at the Annual Meeting and throughout the year. We always welcome attendance and comments at our monthly board meetings held on the second Saturday of each month starting at 11:00 a.m., following the IMMD board meeting. *Dennis McQuillan*

## **WILD FIRE MITIGATION**

This has been an unusual year for wildfire mitigation in Indian Mountain. The main reason was the unavailability of the burn pit for most of the summer. This situation has required property owners to seek new means of slash disposal. Some have used chipping, while others had stockpiled the slash remote from their cabins awaiting transport to the burn pit. A few people have, unfortunately, disposed of their slash in the National Forest, which is, of course, against the law. Now that the burn pit is soon to open, there likely will be an onrush of slash removal. Indian Mountain is a *Firewise* community, as recognized by the National Fire Protection Association. To maintain this status, the community must expend a certain amount per property owner each year on wildfire mitigation. In past years, we estimated the amount invested by the community based on the number of loads taken to the burn pit. This year we will have to find a different basis to reach our required level of mitigation. To that end, if you have done wildfire mitigation work on your property in 2017, either by volunteers or contractors, please send an email to Roger Mattson at [rdmattson@comcast.net](mailto:rdmattson@comcast.net) to say how many person hours or contractor dollars you expended. The compilation of that information will likely meet the required level for our annual renewal as a *Firewise* community. Remember you can also deduct wildfire mitigation costs from your Colorado taxes.

There was a house fire in Indian Mountain this summer. Fortunately, no one was injured, but the repairs will take a long time and cause tremendous inconvenience for the owner. An important wildfire lesson was embedded in this unfortunate event. There was ample defensible space around this house, which enabled the fire department to intercept the fire before it spread into the woods to threaten other homes. This is graphic evidence of the double value of constructing defensible space for your home. That is, you protect your home from wildfire that could come into your property by giving the fire department opportunity to battle the blaze, and you provide protection for your neighbors for a fire that accidentally begins on your property and could spread to endanger theirs.

Colorado was blessed this summer by having far fewer wild fires than states to our North and West. Nevertheless, vigilance is required because these things come in cycles and it could be our turn next summer.

*Roger Mattson*

### **GOOD NEIGHBORS SHOW COMMON COURTESY**

The increasing numbers of people in Indian Mountain are producing growing pains. Some people drive their ATVs on property they don't own and damage the environment. Others invade the property of others without permission to cut firewood. Too many people speed 50 miles per hour or more, double the universal speed limit in the subdivision, leaving law-abiding drivers and nearby homes in the dust. Others let their rambunctious children roam, and sometimes they throw rocks into a neighbors van, breaking windows and leaving a mess. Some people in Indian Mountain discharge firearms in our residential community, putting nearby families at risk of ricochet. Others play games with dangerous ammunition and start wildfires. Others violate fire bans, more than a dozen times on the 4<sup>th</sup> of July weekend alone. Every one of these examples has occurred in or near Indian Mountain in the four months since the May newsletter. Every one of them is an example of bad neighboring. This is a great place to live, one where more and more people are seeking relief from the tension of city living. Common courtesy will go a long way to preserving the peace we seek in this wondrous place. *Roger Mattson.*

### **LIVING RESPONSIBLY WITH BEARS**

Colorado is bear country. Black bears have been around for millennia, 5.5 million years to be exact. It is estimated that 17,000 to 20,000 black bears now live in Colorado. With higher human population densities, bears can be expected to encounter human food more often unless people's behavior changes. Most bears are active from mid-March through early November. Today, in Colorado, 90% of a bear's natural diet is grass, berries, honey, fruits, nuts, plants and insects. But bears are opportunistic omnivores who find food wherever they can, including carrion and newborn ungulates. When food sources dwindle, they head for their winter dens. With the return of Fall, bears need to consume 20,000 calories a day to gain enough weight to survive the winter without eating or drinking. Bears are curious, smart and very adaptable. They are not fussy and will eat just about anything with calories. Studies show that a big meal of tasty seeds, which are a natural food for bears, is often the first reward a bear gets when exploring human places. Letting your bird feeders turn into bear feeders teaches bears that it is safe to come close to your house. Consequently, experts recommend that you only feed the birds when bears are hibernating. If you must ignore that advice, then the experts say seed feeders and hummingbird feeders should be ten feet off the ground and ten feet away from anything a bear can climb.

This year the biggest problem with Indian Mountain bears has been human trash. People who leave their trash cans out between pick-ups are making matters worse. Bears can smell food five miles away, and a bear that learns garbage equals food can become a big problem. This easy source of food only encourages them to return again and again. You can try freezing your food trash and only putting it out the day of trash pick-up. Or, if you must leave your trash out, buy a bear proof trash container, build a bear proof enclosure, or try ratcheting your trash cans so they cannot be easily opened.

Most conflicts between people and bears can be traced to easily accessible human food, garbage, pet food, bird seed, barbeque grills or other attractants. A bear's natural drive to eat can overcome its wariness of

humans, and a bear that does not fear humans can be a big threat. Do not let them become comfortable around your home, yell at them, and make a lot of noise to scare them off. The Colorado Division of Wildlife is charged with protecting and preserving the state's wildlife. Every time they must destroy a bear, it is not just the bear that loses. We all lose a piece of the wildness that makes where we live so special. We all love seeing these incredible creatures roaming around Indian Mountain, so please do your part to keep these bears alive and wild. *Susan Stoval*

## **LIGHT POLLUTION**

Starry night skies and natural darkness play important parts in our Indian Mountain community. We embrace our natural nightscapes to not only enjoy nighttime scenery, but the nightscapes also are critical for maintaining nocturnal habitat. Many wildlife species rely on natural patterns of light and dark for navigation, to cue behaviors, or to hide from predators. Human-caused light is obtrusive in the same manner that noise can disrupt a contemplative or peaceful scene. Light that is undesirable in a natural or cultural landscape is rightly called "light pollution."

Light pollution is a broad term that refers to inefficient, unappealing or (arguably) unnecessary use of artificial light. Light trespassing occurs when unwanted light enters one property from another property. A common light trespass problem in Indian Mountain is when a strong light enters the window of one home from the outside, or blocks a gorgeous stargazing session, or simply overwhelms the darkness of a neighborhood. We can fix our light pollution problem by turning unused lights off, pointing any needed lights down toward the ground, and adding motion sensors so lights only shine when they are needed. Please be considerate of your neighbors: do not leave your outside lights on for long times. The IMPOA website provides more information on light pollution and Park County regulations which limit it. *Susan Stoval*

## **CAMPING AND LAND USE REGULATIONS UPDATE**

In May 2016, Park County commissioners approved new camping regulations in the Land Use Regulations (LURs). IMPOA has been an advocate for these changes and has helped to inform the community about the requirements and how to obtain permits. We are pleased that compliance in Indian Mountain generally has been good. While none of us like to be told what to do, the objectives of safety and sanitation as well as maintaining property values for all of us justifies these regulations. The IMPOA board has received no requests for help in resolving camping complaints so we are proud of our community's continuing record of being good neighbors among homeowners, campers and day users. If you wish to make a complaint you can do so by filing a form with the County. Information and blank forms are available on the web at <http://www.parkco.us/DocumentCenter/Home/View/353>.

In Indian Mountain, there is a long tradition of asking that all campers be removed from undeveloped lots by November 1, as noted on the signs posted at Indian Mountain entrances. Now, Park County camping regulations make that deadline essentially mandatory unless there is a dwelling, some other permitted building, or a construction project on the lot. Remember that IMMD has a nearby RV storage lot where storage space is available for only \$25 per year. That is a bargain compared to urban area RV storage costs. The storage lot is so popular that planning has begun to expand it. See <http://indianmountain.info/rvstorage.html> for more information. Visit the IMPOA and IMMD web sites for additional details. *Dennis McQuillan*

## **DUMPSTER DAY 2017 RECAP**

Dumpster Day on Sunday, July 2 was a success with 37 IMPOA members completely filling the two dumpsters. IMPOA supplied the two dumpsters at a cost of \$2,000.00 and gained nine new members during the day. And this year, a local metal recycler was engaged to take metal objects to Colorado Springs for recycling at no cost to property owners or IMPOA. *Jim Scherrer*

## INDIAN MOUNTAIN STREET SIGNS

In 2015, an IMPOA director did a drive around of the subdivision to assess the condition of the street signs. At that time, IMPOA ordered 57 new reflective signs. To date the County has installed most of the new signs; however, some were not made correctly and had to be remade. These remade signs should be installed soon. If you see signs that are worn and faded, call or tell one of the IMPOA board members so we can get it fixed. Do give us an intersection so we know where the signs need replacement. *Larry Siverson*

## FENCING REPAIRS

There are about 17 miles of fence on the north and west boundaries of our subdivision. They are there to keep cattle from entering our properties, as most of the area is open range for cattle, and they can make quite a mess of ponds, lawns and driveways. Each year volunteers spend hours marching over hill and dale to check for needed repairs on these fences. We find fallen trees, damage from cattle and wild life, and damage done by our good neighbors who put gates in our fence so they can get to property on the other side. Please don't do that! It is not your private fence! Making repairs is costly and time consuming. *Larry Siverson*

## BURN PIT REOPENS FOR FALL 2017

The Jefferson-Como Fire Protection District was able to burn a two-years accumulation of slash in the burn pit in August during the monsoon season. Thanks go again to the district and its volunteer firefighters. So now the IMMD burn pit will open on Saturday September 16 from 9:00 a.m. to 5:00 p.m. It is estimated that the pit will close for the year on Saturday, October 28 at 5:00 p.m. With volunteer assistance, the burn bit could potentially be open on Sundays and Wednesdays from 9:00 a.m. to 1:00 p.m.

Please contact Bev Bushaw as soon as possible to volunteer to serve as burn pit monitors and make the most of this opportunity for wildfire mitigation.



Photo by Debra Griffin

Indian Mountain and Stagestop owners will not be charged for use of the pit because payment is made by IMMD and the Stagestop HOA. Residents of those subdiviisons can receive their burn pit permits from Business Manger Samantha Bertin or at the Burn Pit. All others (non-Indian Mountain or Statestop residents) can receive a permit for the rest of this year for \$100 from Samantha Bertin. Such permits need to be purchased before your initial burn pit visit. Check the IMMD website for Samantha's office hours.

To volunter to serve as a burn pit monitor, please contact Bev Bushaw at [bmbushaw@gmail.com](mailto:bmbushaw@gmail.com) with the following information:

Name, contact phone number and email address

Day, date and shift preferred:

Saturday: 9:00 a.m. to 1:00 p.m. or 1:00 p.m. to 5:00 p.m.

Sunday: 9:00 a.m. to 1:00 p.m.

Wednesday: 9:00 a.m. to 1:00 p.m.

The IMMD website is the best source for information on openings and closings of the pit.

REMINDER: THE PIT IS FOR SLASH ONLY! YOU WILL BE REFUSED ENTRY IF YOU BRING ANYTHING ELSE IN YOUR TRUCK OR TRAILER. *Bev Bushaw*



## **STATUS OF IM WATER SERVICE PROGRAM**

A ruling by the Colorado Court of Appeals in 2016 went against the IMMD, yet it turned out to be an inspiration – a watershed event for the Indian Mountain community.

Concerned with potential price gouging by the Bar Star Water Company (BSWC), IMMD, in partnership with IMPOA, has entered into the water service world as a direct competitor to BSWC to supply water augmentation services to owners of wells in Indian Mountain. Enrollment for the Indian Mountain Water Service Program (IM WSP) was launched on June 1, 2017. The IM WSP provides a new and innovative community-managed alternative for property owners to augment their wells based upon a pricing scheme of actual and reasonable costs equally shared by all participants.

Until June 1, 2017, Indian Mountain residents only had one option and were subject to the charges of a private entrepreneur operating as a corporate monopoly, that is BSWC, formerly Indian Mountain Corp, the original Indian Mountain developer. BSWC still owns the original Indian Mountain water augmentation plan that was never turned over to the community after the 2500 lots in Indian Mountain were sold many years ago. While BSWC offers a water service program for Indian Mountain well owners, it may charge whatever the market will bear, including a profit to provide a return on investment. The IM WSP is to be run on an actual cost of service basis with no profit or return on investment.

Since June 1, 2017, over 350 Indian Mountain well owners have enrolled in the IM WSP. This large, rapid enrollment in the IM WSP is testimony to the strong desire among Indian Mountain owners to control their own water. The IM WSP does just that – it is administered by the IMMD, a public non-profit special district of the State of Colorado managed by a five-member board whose directors are owners in the community, are elected by the property owners and are subject to government in the sunshine requirements of the State.

And there is more good news. On August 17, 2017, the Park County Board of County Commissioners recognized our long-standing water struggle with our developer and approved a low interest loan of \$210,000 to IMMD for the purchase of up to 11 acre-feet of water from HASP (Headwater Authority of the South Platte). This is a one-time purchase with no reoccurring capital costs for this amount of water – enough to augment the water usage of the first 360 wells enrolled in the IM WSP. There can be no doubt: Indian Mountain owners have taken control of their well water.

Indian Mountain owners can be assured, whether they join the IM WSP or not, they have an option for water augmentation services in the future and that the IM WSP will prevent any exorbitant price increases by the competition in the future. The creation of this second water service program is beginning to calm nerves, will mute the questions being asked by realtors and prospective buyers about the reliability of water wells in the subdivision, and will otherwise bring great satisfaction to many owners who fault the Indian Mountain developer for not turning over the Indian Mountain Water Augmentation Plan (now owned by BSWC) to the community after all the lots were sold many years ago.

If you own a well, plan to drill a well in the future, or have plans to sell your property, take a good look at the IM WSP. Complete information can be found at [www.indianmountain.info](http://www.indianmountain.info) under the water tab on the left side of the home page. The *IM WaterWise Newsletter* is the best way to introduce yourself to our water struggle and how the IM WSP can benefit you. *Glenn Haas, IMMD Secretary*

## **FAKE NEWS**

The boards of directors of IMMD and IMPOA are occasionally disheartened by inaccuracies about their respective programs or the community in general that are propagated in social media. Not wanting to engage in public disputes, the board members most often let the participants in social media iron out their differences, and, most often, truth prevails. But not always. As Dennis McQuillan and Susan Stoval reiterated at the IMPOA annual meeting, the boards conduct their meetings in the open and welcome input from all owners. They also post documents of interest to the community on one or both websites in a

timely way. If owners have doubts about what they read on social media, or about what they hear from the rumor mill in general, check out the facts on the websites, or contact any of the board members to get to the truth. *Roger Mattson and Jim Scherrer, Newsletter Editors*

**IMMD AND IMPOA HAVE SEPARATE AND JOINT RESPONSIBILITIES**

The responsibilities of the IMPOA and IMMD boards are often confused by property owners. Here is a chart that might help you decide where to go to get information or help.

<b>WHAT IS THE DIFFERENCE BETWEEN IMMD AND IMPOA?</b>		
<b>IMMD</b>	<b>Joint Activities</b>	<b>IMPOA</b>
<b>Indian Mountain Metropolitan District</b>		<b>Indian Mountain Property Owners Association</b>
Public, non-profit special district of the State of Colorado, funded by a property taxes paid by all property owners (~2000)		Voluntary Association, no enforcement authority, not HOA, funded by voluntary payment of annual dues by about 750 property owners
Five board members are property owners elected by property owners for staggered 4-year terms		Seven board members are property owners elected by members in good standing for staggered 3-year terms
Meets 2 <sup>nd</sup> Saturday of month 9:00 a.m. at Community Center		Meets 2 <sup>nd</sup> Saturday of month 11:00 a.m. at Community Center
<b>Amenities</b>		<b>Activities</b>
Community Center	Annual Picnic	Wildfire mitigation efforts
Ski Lodge	Annual Community Meeting	Fencing cattle out
Comfort Station	Annual Chili Cook-off	Dumpster Day
Indian Mountain Park Lodge, Comfort Station	Water Litigation	Facilitating compliance with covenants & LURs
Administer Water Service Program (WSP)	Finance WSP	Representing IM before government entities
Pasture Golf	Newsletter	Maintaining owner data base
Gold Pan Park		Buying road signs
Burn Pit		Speed control
RV Dump Station		
RV Storage Lot at Burn Pit		
Disc Golf & Trails at IM Park		



### IMPOA Board of Directors Contact Information

Name	Position	Term	Phone	Email Address	Mailing Address
Dennis McQuillan	President	2018	303-881-5091	<a href="mailto:dmcqtech@gmail.com">dmcqtech@gmail.com</a>	12586 Sandstone Dr. Broomfield, CO 80021
Roger Mattson	Vice President	2019	303-278-1406	<a href="mailto:rdmattson@comcast.net">rdmattson@comcast.net</a>	2511 Fossil Trace Ct. Golden, CO 80401
Karen Goodman	Treasurer	2018	303-912-1063	<a href="mailto:kkmbg1@comcast.net">kkmbg1@comcast.net</a>	PO Box 203 Como, CO 80432
Larry Siverson	Secretary	2019	719-836-1771	<a href="mailto:l.siverson@outlook.com">l.siverson@outlook.com</a>	PO Box 452 Como, Co 80432
Marcia Logan	Membership Director	2020	970-586-9194	<a href="mailto:ep.mjlogan@yahoo.com">ep.mjlogan@yahoo.com</a>	1360-C Raven Circle Estes Park, CO 80517
Jim Scherrer	Director	2020	720-370-6203	<a href="mailto:eagle43470@gmail.com">eagle43470@gmail.com</a>	1394 S. Simms St. Lakewood, CO 80232
Vacant Position	Director	2020			
Samantha Bertin	Business Manager	---	719-836-9043	<a href="mailto:impoa01@hotmail.com">impoa01@hotmail.com</a>	---
IMPOA Contacts	---	---	www.impoa.net	<a href="mailto:impoa01@hotmail.com">impoa01@hotmail.com</a>	P.O. Box 196 Jefferson, CO 80456

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Louise Mark	Vice President	719-836-2481	<a href="mailto:lfmark43@gmail.com">lfmark43@gmail.com</a>	PO Box 28 Como, CO 80432
Tom Odle	Treasurer	303-683-9812	<a href="mailto:thodle99@q.com">thodle99@q.com</a>	2855 Clairton Dr. Highlands Ranch, CO 80126
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