



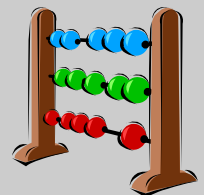
## IMPOA Board Priorities—2007

The newly elected IMPOA Board had its first regular Board meeting on April 30th. Based upon the 2006 Indian Mountain Property Owner's survey and feedback from those who attended the 2007 Annual IMPOA Member's meeting in March, the Board identified priorities for this coming year. This year we hope to make progress on the following:

- Road paving and improvements: 86% of IMPOA members favor the paving of Albino Road to the entrance of the IM subdivision, thus the Board will communicate this support and also the locations where road improvements (e.g., culverts) are needed to County officials.
- Cell phone communications: 85% of IMPOA members favor cell phone communications, thus the Board will work with County officials to take advantage of efforts underway to improve cell coverage throughout Park County as part of a Homeland Security initiative.
- Fence mending: the most frequent complaint received in 2006 concerned cattle grazing around homes, thus the Board will secure fencing materials, host a volunteer day to repair the fence on the north and west boundaries of the subdivision, and request cooperation from the adjacent grazing permittees.
- Member communications: 91% of IMPOA members favor the continuance of a high quality, fair, accurate, and informative newsletter and 89% favor an up-to-date IMPOA.net website, thus the Board will continue this effort.
- BLM land status changes: 92% of IMPOA members favor the role of IMPOA to be community voice on County and State land use issues, thus the Board will continue to track, review, and comment on the BLM's environmental documents about the sale, exchange, or retention of public lands near IM; the Board will also coordinate efforts with nearby subdivisions.
- Water augmentation plan: it was unanimous at the March 12<sup>th</sup> Annual IMPOA Member's meeting---the Board should make the water augmentation plan a priority. The feature article on page 2 describes some early progress, a plan of action, and how you too can help.
- Covenant compliance checks: 90% of IMPOA members favor that the Board contacts property owners who are in violation of the IM covenants and request their voluntary compliance, thus the Board will continue its fall drive-by.

### Fun Numbers

**611** - the current number of IMPOA members. The Indian Mountain Property Owners Association (IMPOA) was created in 1985 *to promote the health, welfare, and interests of its members*. Membership is open year-around by simply clicking on the Membership link at [www.impoa.net](http://www.impoa.net) and processing the 2007 membership form.



**3** - the number of new IMPOA board members for 2007. See page 3 for their names and contact information.

# Water Augmentation Plan: Priority #1

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The IMPOA Board of Directors heard very clearly from its members (at the 2007 Annual Member's Business Meeting) that the Board's #1 priority should be to help resolve the water dilemma facing all Indian Mountain property owners. Thus, the purpose of this article is to describe the dilemma and to lay out a plan of action.

Imagine you are in a hot air balloon floating aloft over Indian Mountain. From a thousand feet you have a good view of the 10,000 acre Indian Mountain subdivision and surrounding area. You can see the contour of the landscape and how the streams, drainages and valleys work their way down the Tarryall Creek. If you look west towards the Como #4 Fire Station you might be able to see the Tarryall Ranch Reservoir and the 5-mile long Slater Ditch.

From this aerial perspective you can see our dilemma. As the property owners in Indian Mountain turn on their showers and faucets, water must be released from the Tarryall Ranch Reservoir to users downstream. That is, in exchange for our privilege to use the ground water from our wells, water must be released from the Tarryall Ranch Reservoir into the South Platte River via the Tarryall drainage (Park Gulch).

In the early 1970's, the original developers of IM had a grand vision for a community with 5,250 lots, a ski slope, and an irrigated golf course. The developers had to develop a court approved plan to replace or augment the water consumed by the Indian Mountain property owners. That plan is called a water augmentation plan.

The plan is a legal contract with the State of Colorado, and requires that someone is responsible for the time and cost to (a) maintain the head gate, reservoir, and canal that are used to divert and store water from Tarryall Creek to Tarryall Ranch Reservoir during times of high flow in the Creek, (b) serve as the point of contact with the District Water Commissioner for when and how much water to accumulate during high flows and how much to release during low flows, (c) ensure the actual release of the water, and (d) ensure that the required paperwork is filed. It is not a huge task, but it does have a cost in money, time, and effort. An estimate of the annual operating cost for our water implementation plan is \$15 per lot per year.

The normal practice (it is now required under current Colorado law) is for the developer to turn over the responsibility of the water augmentation plan to the property owner's association and then each owner is charged as part of their required annual association fee. This is the case in Lost Park, Stage Stop, Elkhorn, and Buffalo. In our case, one of the original developers, Mr. James Campbell, has maintained responsibility for managing the water augmentation plan. Further complicating the issue is that our property owner's association (IMPOA) is different in that it is a voluntary membership association that cannot require annual dues from all property owners.

Each year for many years, using his own time and money, Mr. Campbell has ensured the storage and release of water and the upkeep of facilities in accordance with the court approved plan. Mr. Campbell has been concerned about this arrangement for many years and has expressed a willingness to work with Indian Mountain to transfer this responsibility for the water augmentation plan. Thus our dilemma is: what happens when Mr. Campbell cannot or no longer wishes to be responsible for this plan?

On March 24, 2007, I contacted our water referee, Mr. Ray Liesman in Greeley, and asked "*What are the risks to the property owners if the water augmentation plan is not carried out as set forth?*" Mr. Liesman responded, "*All the wells could be shut down if augmentation is not made for the water depletions.*" This is consistent with an earlier discussion with a State water official who pointed out that since the water in the South Platte is overcommitted, there would be no tolerance for improper management of water augmentation plans. On April 17, 2007, I spoke with our new District Water Commissioner Garver Brown. He recognized our unusual situation, agreed that there is concern, and is willing to help us.

On May 3, 2007, I had a long conversation with Jim Campbell. He was open, candid, gracious, and forthcoming. He said he too was concerned, but that the plan of augmentation was "is no way in danger" and that "IM is very well protected." Mr. Campbell further said he would like to see progress this year and is willing to work with us. (to page 5)

(from page 2) While there is no cause for alarm, I believe there is cause for attention and need for progress. IMPOA can provide leadership on this matter, gather and present accurate and fair information, and take what steps it can to help. Thus, the IMPOA Board has agreed on a deliberate and transparent 3-step plan of action for the next year:

1. IMPOA will identify various alternatives for managing the water augmentation plan. This would be done by talking with Mr. Campbell, the District Water Commissioner, our County Commissioner Doc McKay, representatives from nearby homeowner's association, and by asking you for ideas. Our hope would be to identify alternatives later this summer and to post these on the IMPOA.net.
2. IMPOA will establish a citizen's advisory committee to compare the pros and cons of each alternative. The committee's recommendation will be provided to all IMPOA members via the Fall IMPOA Newsletter and posted on IMPOA.net. All IMPOA members will be invited to submit comments and express their preference.
3. The full IMPOA Board, based upon the committee's recommendation and member comments, would make a recommendation for a course of action in the Winter (January) IMPOA Newsletter. Pending membership approval at the 2008 Annual members meeting, the Board would initiate action on the preferred alternative.

As stated in Step 1, **we would like to hear what thoughts you might have. How can the 2000 property owners in IM take responsibility for our water augmentation plan?** There are no right answers or alternatives that will satisfy all. Please email your thoughts to me at glennehaas@comcast.net. I will forward your comments to our citizen's advisory committee.

There are several alternatives going through my mind, although none have sufficient detail to make a judgment nor have they received any level of pro-con analysis. I offer these in the spirit of trying to stimulate discussion and the creation of better ideas by you the IMPOA membership.

Thank you.  
 Glenn E. Haas  
 Your 2007 IMPOA President

<i>Alternatives</i>	<i>Pros</i>	<i>Cons</i>
1. Mr. Campbell and his successors would continue to manage and be responsible for the IM water augmentation plan.		
2. Mr. Campbell would "sell" the responsibility to manage the plan to a third party (i.e., private company) and they in turn would charge all IM property owners at whatever the market value will bear (i.e., cost plus profit).		
3. IMPOA would take on the responsibility of managing the plan and would, in turn, charge all IMPOA members on a voluntary basis a proportion of the actual costs incurred.		
4. The covenants would be changed so that IMPOA would take on the responsibility of managing the plan and would, in turn, charge all IM property owners a proportion of the actual costs incurred. This would require a 75% approval vote of all property owners.		
5. The role of the IM Metropolitan Park and Recreation District would be expanded to include the management of the water augmentation plan. The cost of the plan would be proportioned across all IM property owners through the existing taxing mechanism. This would require approval by the County Commissioners.		
6. Create a new special use "water" district separate and distinct from the IM Metropolitan Park and Recreation District. The cost of the plan would be proportioned across all property owners through a new taxing authority. This would require State approval of a new special use district and taxing authority.		
7. YOUR IDEAS???		

## Meet the 2007 IMPOA Board

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Feel free to contact us with questions, concerns, or for opportunities to get involved and give something back to Indian Mountain.

## BLM Land Status Update

IMPOA President Haas and other IM property owners weighed in early and often on the BLM's South Park Land Tenure Adjustment Plan to exchange or retain 72,000 acres in Park County. On May 2, 2007, Haas requested an update from Joe Vieira, a BLM natural resources specialist, who responded:

- *Briefly, public comment was high relative to other NEPA actions (200+ comments) under Royal Gorge Field Office preparation.*
- *The majority expressed concern over the disposal of any public land to protect wildlife habitat, preserve open space, and not jeopardize National Heritage Area legislation.*
- *Based on Indian Mountain homeowner and other public comments, BLM has generated an Alternative D that takes into account public comments stressing the need to retain more land in BLM ownership. Alternative D would include retention of Parcel #148.*

The advocacy efforts of IMPOA and IM property owners paid off. We should be encouraged but not content! At this point the BLM is further reviewing the public comments received and will prepare another environmental assessment by late summer. Upon the release of this document, there will be another public comment period for 30-60 days. This document may be available before our next IMPOA newsletter, so please stay abreast of updates via [www.IMPOA.net](http://www.IMPOA.net) or feel free to email [glennehaas@comcast.net](mailto:glennehaas@comcast.net).



## Kudos

Dave Witmer owns a South Park business called Mountain Man Maintenance & Mechanical Co. (HVAC installs, ceramic tile, plumbing, electrical, carpentry & much more). Recently, Dave came to our rescue when our IM cabin flooded from a broken water hose - there was up to 3 feet of water in the crawl space. Dave's number was given to us by a local real estate agent and he was there within the hour. Over the next two weeks, and using his own money (while we filed an insurance claim), he single handedly took on the task of restoring our cabin. Words cannot express our appreciation and admiration of his work ethic and dedication. If you want to hire the best when it comes to service and quality workmanship, call Dave at 719-839-1805. You will not be sorry!"

*From Betsy and Bryan Vyce, IM Residents*

### IMPORTANT DATES

June 23: IMPOA Member Dumpster Day  
June 24: Volunteer Fence Mending  
June 30: Rec Board Open House

Visit [www.IMPOA.net](http://www.IMPOA.net)  
for more information



## Meet Your Newsletter Editor

Marcella Wells grew up in Los Alamos, NM, in a family of MARS: Mark, Martha, Marcene, Marcella, Marietta, Margo, and a dog named Marley. Her early years and into college were dedicated to classical ballet, but spinal surgery closed that door. She shifted gears and went on through college to receive a Ph.D. from Colorado State University. After 10 years of university teaching, she moved to the private sector as the CEO of Wells Resources, Inc. specializing in museum education, visitor evaluation, and project management. Last summer, as a way to rekindle her creative side, she studied in Portland, Oregon to become a certified floral designer. She enjoys the great outdoors, gardening, reading, beads, floral design, and all 280 pounds of her puppies, General Armistead and 'little' Ashley.



## From a Concerned Neighbor

Our effort to control second-hand noise, extraneous light sources, and unsightly junk is part of a greater effort to protect that which is held in common by Indian Mountain property owners from exploitation, abuse, and degradation. Other efforts to protect Indian Mountain are concerned with protecting our mountain environment, our air and water resources, animal habitat, and bio-diversity. What these efforts share is the recognition that our environment and living conditions are enhanced when Indian Mountain property is used with respect for other property owners, and degraded when owners allow junk to accumulate, dogs to run free and bark, excess lights to be left on at night, and ATV's to operate on other's property.

Some individuals may feel that they have a right or the freedom to use their property in any way they see fit. Perhaps these people are mistakenly extending their own private property rights to that which is publicly owned or to their neighbor's. Perhaps they do not realize what most of us learned on the school yard years ago: "that my right to swing my fist ends at your nose." Or, perhaps they do not recognize the soundness of the parallel claim "that my right to create noise ends at your ear." In any case, these people are acting as irresponsible property owners, claiming rights and freedoms that are not theirs while degrading resources and living conditions that are ours.

Polluting and degrading our living conditions in Indian Mountain is not a right. Our effort to reduce noise and light pollution, unsightly yards, and dogs running free is similar to other efforts to reduce pollution and reassert our collective stewardship over Indian Mountain. The strategy should be to protect our mountain environment and our health and well-being by creating an ethic of stewardship for Indian Mountain.

In seeking to advance an ethic of stewardship for Indian Mountain, we first need to recognize that our actions may directly affect the overall enjoyment and living conditions of our neighbors. Help us by spreading the message that good neighbors keep their noise, light, and barking dogs to themselves.

*Contributed by a Concerned I.M. Property Owner.*

## Recreation Board Meeting(s)

On April 20th I attended the Recreation District Board Meeting and was surprised to be one of only about five neighbors at that meeting. The agenda was chalk full and the decisions were fast and furious. I want to encourage others to attend these Rec Board meetings each month (every 3rd Friday) to provide input for decision-making related to your tax dollars. **Also, please take your voice to the June 30th open house hosted by the Rec Board.**

Without your input Rec Board decisions represent the voices of a only a few. Visit the Rec District webpage for meeting agendas and minutes, and plan to attend the board meetings this year to make sure your opinions are heard.

Marcella Wells  
IMPOA Newsletter Editor

## Financial Corner

In the spirit of being transparent and forthcoming, the IMPOA budget as of May 15, 2007, is as follows:

2007 budget	= \$13,365.00
Expenses to date (2007)	= \$ 5,558.35
Current bank balance	= \$26,698.27

The 2006 internal audit and a letter of verification was posted in February, 2007, on IMPOA.net.

# Frequently Asked Questions about Defensible Space

**WHAT IS DEFENSIBLE SPACE?** Defensible space is the area between your house and an oncoming wildfire where the vegetation has been modified to reduce wildfire threat.

**HOW DOES VEGETATION RELATE TO WILDFIRE RISK?** Fire requires three components to burn: oxygen, fuel, and heat. We as home and landowners can manage only the FUEL side of the triangle. We can alter fuels by chipping the wood to recycling the fuels and nutrients. Leaving the biomass is good for the environment and is safer during a wildfire because flame lengths are reduced.

**THE FIRE DEPARTMENT WILL PROTECT MY HOUSE, SO WHY BOTHER WITH DEFENSIBLE SPACE?** During a major wildfire event, it is unlikely there will be enough firefighting resources available to defend every house. In these instances, firefighters physically mark non-defendable and unsafe homes and move on to employ their resources at a home that is defendable without endangering the life of their firefighters.

**DOES DEFENSIBLE SPACE REQUIRE A LOT OF BARE GROUND IN MY LANDSCAPE?** No. Bare ground is unnecessary and unacceptable for appearance and erosion reasons. Creating a wildfire resistant landscape around your home maintains visual integrity and privacy screening.

**DOES DEFENSIBLE SPACE MAKE A DIFFERENCE?** Yes. Investigations indicate that houses with defensible space have significantly increased odds of surviving a wildfire event.

**ARE SOME METHODS LIGHTER ON THE LAND THAN OTHERS?** Hand mitigation is by far the best way to keep the disturbance on the land low. Use light, mobile machinery for little or no soil compaction and root damage. Limit the number of times you drive on the land and use a ground covering such as wood chips or fire-resistant grass seed to protect the soil and hold in moisture. The use of a skilled professional with a chainsaw is most desirable because their trained eye can sculpt or mold trees for aesthetic purposes.

Provided to IMPOA as a courtesy from Angie Jenson - [www.fireready.com](http://www.fireready.com); 719-539-4944



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