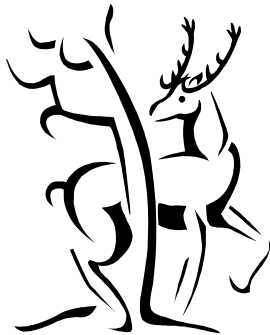


Indian Mountain News

Volume 1, Number 1
September, 2008

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A Renewed Spirit of Collaboration!

After a two-year hiatus, once again there will be one newsletter serving all Indian Mountain property owners. The Indian Mountain Recreation and Park District (IMRPD) Board and the Indian Mountain Property Owners Association (IMPOA) Board both voted unanimously to combine money and energy to produce one high quality newsletter.

The decision was quite simple. One joint newsletter would,

- require only one volunteer editor
- reduce the combined number of newsletters from 7 to 3 per year
- save over \$3K in taxpayer's money
- help to rebuild a spirit of collaboration between two important organizations that serve Indian Mountain.

We also received written legal counsel which indicated that spending money on a joint newsletter was lawful, as long as it did not advocate political positions on issues.

The plan is to distribute 3 issues of Indian Mountain News each year—January, May, and September. Each organization will have several pages for their own stories clearly marked with a banner (and website) at the top. A description of both organizations and contact information for each organization's Board members will be on the address page.

We welcome your feedback on the inaugural issue and hope you enjoy!!

Fred Burdick, President
IMRPD

Diana Heyder, President
IMPOA



The IMRPD President's Report

It has been a very busy four months since the May IMRPD elections. Let me recap some of the highlights: There are five newly elected Board of Directors:

- Fred Burdick, President (4-year term)
- Susan Stoval, First Vice President (4-year term)
- Susan Bigham, Second Vice President (2-year term)
- Joe Bush, Treasurer (2-year term)
- Glenn Haas, Secretary (4-year term)

The IMRPD support group consists of:

- Midge Wheeler, Bookkeeper
- Louise Mark, Office Manager
- Dawn Gonzales, Facility Housekeeping
- Forrest Wheeler, Maintenance.

We have completed or started on several of our platform goals which include:

- Cooperate with Indian Mountain Property Owners Association (IMPOA) to produce a tri-annual newsletter. After carefully researching the issues, both groups decided to join efforts in publishing a single newsletter. Each organization will share equally in the costs and will report their own news items.
- To guide strategic planning a survey was sent to all property owners in the Indian Mountain subdivision. The results will be carefully reviewed and priorities developed based on findings.
- The District hosted a summer picnic at the Park at the IM Park facilities. Over 175 property owners and their families enjoying a day of food, fun and fellowship.
- The IMRPD website has been revamped to provide a more user friendly format. Visit the new site at www.indianmountain.info for information, current events, and IMRPD facts.
- The District Board has implemented study sessions to incorporate public input and ideas. In addition, the board is conducting business meetings on Saturdays making it easier for the public to attend.

Recent facility improvements

- The interior of the Comfort Station has been painted, emergency lights installed and new commercial ventilation fans have replaced the smaller inadequate ones.
- Picnic tables have been repaired and three new ones have been ordered.
- The RV storage lot is getting a new face lift. IMRPD has disposed of 16 abandoned vehicles, cleaned up weeds, picked up trash, and filled gopher holes.
- The office building deck, playground equipment and fences have been stained and sealed.
- The information Kiosk now has lighting and power. A map showing where IMRPD facilities are located and providing district news and events will soon be posted.
- New security measures have been implemented for District files and documents.
- Two new fire proof file cabinets purchased to protect all IMRPD files from catastrophic loss.
- We have implemented a back-up system for the commuter with storage of records at an off-site location.
- All the Districts funds are fully insured against financial institution loss.
- The RV dump station has been pumped and the site re-groomed to make trailer access safer and easier.

What does the future of IMRPD hold?

- Your new Directors are committed to maintaining, enhancing and improving the recreational and park amenities offered for the enjoyment of all Indian Mountain property owners, their families and friends. By developing a well reasoned 2009-2013 IMRPD Strategic Plan, we will lay out details on our priorities, allocations of money, and a sequence of actions for where your Board is going. Your input will be important and we promise to keep you informed.

Fred Burdick

What Should IMRPD Do for You?

One of the first and reoccurring questions asked of the new IMRPD Board this summer was “*What are you going to do---what is your agenda?* “ To the surprise of many attending the Board meetings, the Board would say that we don’t have an agenda.

It is true, even today we don’t have a detailed agenda. But we are quickly developing one with your input and lots of open discussion. The Board is developing a 2009-2013 IMRPD Strategic Plan. We are going through a deliberate process of asking property owners how and where they would like their tax dollars spent. Details on the process and outline of the strategic plan are posted at www.indianmountain.info/plan.html.

In addition to the open Board study sessions and regular meetings this summer, we quickly developed and mailed the 2008 Indian Mountain Recreation Survey to all 2050 IM property owners. Over 250 responses have been received as of September 1st.

The tables included in this newsletter (pages 4-5) share with you what we learned from the survey. This information will be useful in setting priorities, making decisions, and allocating resources. In the next few months we will set priorities, do some additional costing out of big ticket items, and develop a sequence of what actions should come first, second, and third. We will continue to seek your input during this process and pledge to you that our decisions will be well reasoned and transparent.

Glenn Haas

Recreation District Website

Please check out www.indianmountain.info! With the generous help and volunteer time of Rich Reindel, the IMRPD website has been completely redesigned. The goal was to make the website easier to locate items of interest. Another goal is to administer the site so that important information (e.g., Board minutes, budgets, survey results, strategic plan) is posted in a timely fashion, so even if you cannot attend a regular Board meeting, you can stay informed.



IMRPD Board (Left to Right: Joe Bush, Susan Bigham, Fred Burdick, Susan Stoval, and Glenn Haas)

Indian Mountain RECREATION AND PARK DISTRICT

www.indianmountain.info

The following tables present the results of the summer 2008 IMRPD Survey. Each table displays the results for each of the five questions and separates the findings by full-time residents, part-time residents, and those who own property but have no current residence. The far right column of each table displays data for all property owners who responded to the survey.

Q1. What amenities would you like to see improved or added without any increase in your taxes.

Option	Full-time (n=30)		Part-time (n=122)		No current residence (n=102)		Total respondents (n=254)	
	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage
hiking/walking trails	19	63%	74	61%	52	51%	145	57%
modest community recreation center	14	47%	56	46%	48	47%	118	46%
picnic tables at scenic vistas in IM Park	8	27%	33	27%	41	40%	82	32%
more interpretive signs about nature/history	8	27%	32	26%	31	30%	71	28%
a map to access public land in/around IM	15	50%	86	70%	58	57%	159	63%
mountain bike trails	6	20%	35	29%	21	21%	62	24%
geo-caching course in IM Park	4	13%	13	11%	11	11%	28	11%
expanded RV dump station	6	20%	12	10%	18	18%	36	14%
3-acre dog park with water	3	10%	18	15%	12	12%	33	13%
stocking fish in our pond in wet years	9	30%	64	52%	40	39%	113	44%

Q3. What amenities would you like if a modest community recreation center were to be built?

Option	Full-time (n=30)		Part-time (n=122)		No current residence (n=102)		Total respondents (n=254)	
	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage
kitchen	17	57%	86	70%	69	68%	172	68%
energy efficient and low maintenance design	16	53%	79	65%	67	66%	162	64%
1-2 bedrooms for rent by property owners	8	27%	47	39%	35	34%	90	35%
library and book exchange	10	33%	43	35%	29	28%	82	32%
game room (e.g., ping pong, darts, billiards, toys)	7	23%	54	44%	36	35%	97	38%
large meeting room for community events	14	47%	68	56%	52	51%	134	53%
small meeting room for classes or private parties	14	47%	32	26%	26	25%	72	28%
WiFi and high-speed cable internet	8	27%	57	47%	37	36%	102	40%
exercise room	11	37%	41	34%	15	15%	67	26%
outdoor amphitheater or courtyard	5	17%	40	33%	30	29%	75	30%

Indian Mountain RECREATION AND PARK DISTRICT

www.indianmountain.info

Q2. What programs would you be interested in?

Option	Full-time (n=30)		Part-time (n=122)		No current residence (n=102)		Total respondents (n=254)	
	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage
annual community picnic at picnic pavilion	18	60%	71	58%	41	40%	130	51%
annual community clean-up with IMPOA	17	57%	58	48%	38	37%	113	44%
community garage sale and swap	19	63%	40	33%	15	15%	74	29%
guided hikes with interpretive specialists	10	33%	39	32%	29	28%	78	31%
youth fishing tournament at our pond in wet years	3	10%	29	24%	17	17%	49	19%
card playing groups	5	17%	20	16%	4	4%	29	11%
horseshoe or frisbee golf tournaments	6	20%	25	20%	14	14%	45	18%
dancing activities	8	27%	15	12%	8	8%	31	12%
arts and craft fair	7	23%	37	30%	17	17%	61	24%

Q4. Which location do you favor for a new community recreation center?

Option	Full-time (n=27)		Part-time (n=111)		No current residence (n=82)		Total respondents (n=220)	
	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage
3 miles west off Albino (west of subdivision) next to pasture golf and RV storage lot	7	26%	12	11%	7	9%	26	12%
Near current pond off Arrowhead Drive	7	26%	28	25%	21	26%	56	25%
Near the comfort station and picnic pavilion in IM Park	9	33%	56	50%	40	49%	105	48%
Along Chief Trail near the current RV dump station	2	7%	13	12%	7	9%	22	10%
Other...	2	7%	2	2%	7	9%	11	5%

Q5. How should we manage the pond off Arrowhead Drive?

Option	Full-time (n=28)		Part-time (n=117)		No current residence (n=88)		Total respondents (n=233)	
	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage
Leave the area as it is now	7	25%	30	26%	12	14%	54	23%
Stock the pond with fish in wet years and upgrade the attractiveness of the area	11	39%	69	59%	40	45%	123	53%
Eliminate the pond and restore the area back to a natural wetland	8	29%	15	13%	22	25%	47	20%
Other...	2	7%	3	3%	4	5%	9	4%

State Trust Land Abuse

The 640 acres of State Trust land south of Longbow Drive, east of Ouray Trail, west of Forest Service Roads # 830 and 833, and north of The Buffalo is NOT public land. This land was awarded a 10 year grazing lease to a local rancher in March 2008, and has never been designated land for public use.

There are no trespassing signs posted, but ATVs have been spotted numerous times driving through the meadows. IMPOA wants to encourage our property owners to please respect the rancher's privacy and to not trespass on this land.

IMPOA and IMRPD are researching a compatible recreation use lease with the State Land Board on this land for the future, but until an agreement can be reached, it will benefit us all if we respect this private property.

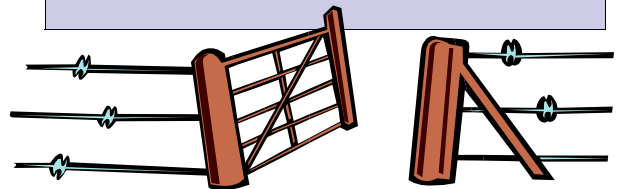
It is good to remember that we have easy public access to hundreds of thousands of acres of public lands adjacent to our IM subdivision borders. Access for the National Forest land is off of Longbow Drive 1 mile east of the Indian Mountain Comfort Station, as well as off Remington Road in the Buffalo subdivision.

Submitted by
Karyn Pedersen
IMPOA Vice President



Volunteers Needed

I am calling out to all IM property owners encouraging your involvement in our community. If you have a few hours per month to spare to volunteer assisting with operational issues, such as fence repair and covenant compliance, please call me, Dennis Burke, at 719-836-7008 or email at Burklings@yahoo.com.



Dumpster and Swap Days

Perhaps the most visible event which IMPOA sponsors each year is its' Annual Dumpster and Swap Days. Once again, the 2008 event attracted almost 100 property owners who dumped and swapped their unwanted items - thus saving them time and money driving to Fairplay or elsewhere. There was also an impromptu group of volunteers who walked up the hillside above the pond area to clean up a trash pile that had been a eye sore for years.

There was a suggestion that next year's event be moved to later in August since the "free" trash days at the Fairplay landfill is in early June. This idea has merit and will be considered for 2009. Watch for future announcements.



Fence Update

Corner repairs to the IM fence on our west boundary at Albino Road, done by MVP Services of Jefferson, are complete. Cattle had broken through the fence at the cattle guard and entered IM. We are considering more contractor work to be done just south of Albino Rd. as the

fence in this area is in bad shape. If anyone would like to volunteer to install T-posts to strengthen our boundary please call Dennis Burke at 719-836-7008 or email at burklings@yahoo.com

Helpful Reminders from Rocky Mountain ATV Club

Where to Ride

There are hundreds and hundreds of miles of old mining and logging roads in the Rocky Mountains for you to enjoy. Basically you can ride on any dirt road that meets the following conditions:

- It is on BLM or National Forest land
- It is NOT a County Road (such as all the dirt streets that traverse Indian Mountain, Stagestop, Elkhorn, etc.)
- It is NOT marked "*Closed to Motorized Vehicles*".
- It is NOT in a wilderness area.
- **Stay on the trails.** You **must** stay on existing trails and roads. Riding cross-country is the fastest way for all of us to lose our riding privileges. There is a lot of pressure on the government agencies to restrict and or close access to ATV's and dirt bikes, so respect the environment and follow the rules or the next time you come for a visit there may be no place to ride.

This information was taken from Rocky Mountain ATV Club's Website (<http://www.rockymountainatv.org/pages/planningtrip.htm>.)

There have been numerous reports of ATVs not following these rules in Indian Mountain. The Park County Sheriff's office has recommended that as a citizen you can report misuse of ATVs by calling Park County Dispatch at 1-719-836-4122 (#5).



RV Reminder

Please remove your RV from your lot by November 1. Indian Mountain Recreation and Park District has storage for RVs located near the Recreation Hall, not far from the Fire House, for your convenience. Indian Mountain Subdivision covenants state: "...owner may camp on his property, using a tent, camper or temporary trailer for a period not to exceed 90 days or 30 consecutive days in any calendar year." This covenant makes no distinction regarding RVs on developed or undeveloped lots.



IMPOA Board (left to Right: Dennis Burke, Karyn Pedersen, Wally Techentien, Diana Heyder, and Glenn Haas)

Financial Corner

IMPOA financials as of July 31, 2008:

- Checking Account = \$24,508
- CD Balance = \$10,600
- Total Assets = \$35,108**



Better cell-phone service may be coming

Plans are in the making for better cellular phone service to the Indian Mountain area. Amanda Woodbury Gardner, wife of the former county commissioner Jim Gardner, is currently negotiating with Commnet Wireless to put a tower on her 10K hilltop.

The location of the tower would be at the center of the SW quarter of section 33, T9S and R75W. This hill top location is well inside Gardner ranch located west of Falcon Rd. which takes off west of Pinto Trail in Elkhorn Ranches area.

The tower is called a Lite Site or monopole and is about 65 feet tall.

The cell tower location still needs to go through the county planning and approval process. If you have an opinion on this matter you might email or call the Planning Commission or your County Commissioner. IMPOA will keep you abreast of when meetings will be held and how you can voice your opinion. Please visit www.impoa.net periodically.

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**Indian Mountain Property
Owners Association**
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Indian Mountain Recreation and Park District

IMRPD protects and maintains the District's parkland, recreation facilities, and hosts community events. Its functions are strictly limited, and at this time include:

- 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

Government Entity
Special District - State of Colorado
Created in 1975

Mandatory property taxes paid by all IM property owners (6.94 mils)

June 2008 financial assets—\$308K
2008 projected revenue—\$100K

www.indianmountain.info

Indian Mountain Property Owners Association

IMPOA informs, educates and advocates on issues of concern to IM property owners. Its functions are very broad.

- 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

Non-profit Association
Federal 501(c) 4 - State of Colorado
Created in 1985

Voluntary annual dues (\$35) from willing property owners.

June 2008 financial assets = \$30K
2008 projected revenue—\$13K

www.impoa.net

Change of Address?

Keep us informed of address changes to ensure you receive the IM News. Call and leave a message at (719) 836-0657.

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