

Indian Springs Landowners' Association

562 Big Bow Drive, Cotopaxi, CO 81223

www.islaco.com

Board of Directors Meeting

January 15, 2022

ISLA Firehouse

1628 Bird Point Drive

10:00 AM

Board members present: Lester Limon, Carl Jones, Mary Stark, Robert Morel

Residents present: Randy Stark, Steve Perkins

10:13 A regular meeting of the Board of Directors of the Indian Springs Landowners Association (ISLA) was called to order by Lester Limon, President

Minutes: A motion was made to approve the December 4, 2021 as submitted. The motion was seconded and a vote was taken – the motion was approved.

Treasurer's Report: Robert Morel shared the financial reports for year end 2021. A motion was made to approve the treasurer's report. The motion was seconded. There was discussion and a vote taken. The motion carried.

2022 ISLA Budget: Robert Morel shared the 2022 budget for ISLA. A motion was made to accept the 2022 budget. The motion was seconded and after discussion, a vote was taken. The motion carried.

There is a separate accounting for the special assessment (\$100 per lot for 2021 and 2022). The contract with the anonymous donor contract has been signed and the donor will be contributing matching funds up to \$10,000 as the funds are spent by ISLA for the Station #3 Firehouse work.

Road Report: Carl Jones noted that thus far in the winter season, the roads have been plowed one time – due to lack of moisture/snow. The standard for plowing the roads is 3" of snow. However, if there is 1" of snow, he plows the front entrance to Indian Springs as it tends to ice up.

For the special project road work, Carl Jones reported that he is actively getting bids for culverts needed for the work as steel prices have increased. Winter conditions and lack of moisture are primary factors in the effective completion of the road work project.

Old Business: Lester Limon presented a proposal for Station#3 engineering work and drainage site survey. A motion was made to accept the proposal and move forward. The motion was seconded and discussed. After a vote, the motion carried. Lester will sign the contract so that the analysis can be specified and the work needed can commence. Carl Jones will work with the Deer Mountain Fire Department to ensure that the grade to the building can accommodate the fire truck.

Steve Perkins made note of changes to the website that he will be implementing. These changes include posting all documents that are referred to in the meeting minutes. There will also be clear instructions for realtors and land owners buying/selling to contact an ISLA representative to verify status of HOA dues/Special Assessment fees paid.

Mary Stark noted that she is cross-referencing the ISLA list of landowners with the Fremont County Assessor's office as many properties have been sold in 2021. The annual billing for HOA dues and the 2022 assessment will be forthcoming.

Meeting adjourned: Lester Limon adjourned the meeting at 11:08 AM.

NEXT MEETING: April 16th

10:00 AM – ISLA Firehouse

Upcoming Meetings: Any changes to meeting times/location or additional meetings will be posted on the website. All meetings will be held at the Firehouse unless otherwise specified

June 18th –	Noon	ANNUAL MEETING with potluck at Cotopaxi Elementary
September 17th	10:00 AM	
December 17th	10:00 AM	

ISLA Board President: Lester Limon 316-288-8418 919rosebush@gmail.com (2022)
ISLA Board Vice President: Carl Jones 719-942-3004 jcarl4248@gmail.com (2021)
ISLA Board Treasurer: Robert Morel 214-930-6406 rlmoreljr@gmail.com (2022)
ISLA Board Member/Secretary: Mary Stark 719-337-1535, local 719-942-3737 (NOT PREFERRED #) merrybread@aol.com (2023)
ISLA Board Member: Jeremy Fong 719-430-3462 JGinspections@outlook.com (2022)