

Indian Springs Landowners Association

562 Big Bow Drive, Cotopaxi, CO 81223

www.islacolo.com

Board of Directors Meeting Minutes

September 9, 2026 @ 5:00 PM

332 Red Feather Road and Online

Present:

Board of Directors: Lester Limon, Mary Stark, Clark Gardner, Darin Anderson, Rich Castle, Scott McGaffey

Community Members: Kathy New, Jared Ledford

5:00 PM **Call to order:** Lester Limón

Secretary Report: Mary Stark - no report

Treasurer's Report: Darin Anderson

As of 9/2/26:

- PB&T Balances:
 - Checking: \$18,332.02
 - **Total: \$18,332.02**
- Vanguard Balances:
 - Emergency Savings: \$5,048.49
 - Reserve: \$36,773.00
 - Operational Savings: \$17,467.11
 - **Total: \$59,288.60**
- Overall Total:
 - **Total: \$77,620.62**

Budget Tracking: No major red flags at this point, tracking to budget in general. Next major outlay will be for the upcoming fall grading.

A motion was made and seconded to approve Treasurer's report – motion carried.

The proposed 2027 budget will be submitted by the end of the month for approval by the ISLA Board prior to the December 9, 2026 quarterly meeting. Should there be need for a special meeting of the Board of Directors to approve the proposed budget for community review and input, such meeting will be announced and held in early November to allow all landowners to review and be prepared to discuss the proposed budget prior to ISLA Board adoption on 12/9/26.

Firehouse and Equipment: Scott McGaffey

- Carl found some snow break devices for the firehouse roof that need to be installed.
- Last year, we used one tank of fuel and currently have plenty for the season.
- The equipment is in good shape and ready for the snowplow when the snow flies

A motion was made and seconded to approve Firehouse and Equipment reports – motion carried.

Website: Clark Gardner

No major updates. Clark added a couple of items to the resource page. The information about bears will remain on the website indefinitely.

A motion was made and seconded to approve Website report - motion carried.

Road Report:

1. General Road maintenance report – Carl Jones – Fall road grading is planned for the end of October.
2. Road mitigation status – Darin Anderson –
 - a. Carl did a couple of tweaks with the intersection of Bird Point and Red Feather, filling in a low area.
 - b. Carl picked up culverts (that had previously had been unearthed) on Broken Arrow and moved them for disposal.
 - c. All tasks of the road subcommittee have been completed. There are no planned projects outstanding.
3. Snowplow report – Steve Perkins – no report

A motion was made and seconded to approve the Road report – motion carried.

New Business: Lester Limón

1. Bear discussion – We will continue to provide clear information to our landowners via email and the website regarding bear visits. Our intent to be proactive and provide directives. The dumpsters located outside of Indian Springs are rented by both Indian Springs landowners and others outside our neighborhood. Lone Wolf Disposal did change arrangement of the dumpsters, but bears can still tip dumpsters over. It was mentioned that if trash spills due to a dumpster being uprighted by Lone Wolf, they do pick up such trash. However, the rest of the trash caused by bear visits is left for others to handle. A suggestion was made to have Parks and Wildlife present at the ISLA Annual meeting in 2027.
2. Open Meetings law review - A good reminder that any ISLA Board of Directors communication by 2 or more board members must remain informational in content and cannot involve any kind of decision making without announcement of said discussions publicly.

Old Business: Lester Limón

- Election Results - Lot Consolidation Ballot – The ballot question at the 2026 Annual Meeting was followed by 2 subsequent rounds of voting as the initial 2 rounds did not produce enough votes to be a valid election per ISLA bylaws.
- The final round of voting received 60 votes (meeting valid election requirement) with the count:
 - 44 YES
 - 16 NO

The ballot measure passed. We will be adding the new language to our covenants and will be posting the language after recording it with the county.

Public forum: Lester Limón – none

5:25 PM Meeting Adjourned: Lester Limón

UPCOMING MEETINGS:

December 9, 2026 ** Quarterly ISLA Board of Directors: 5:00 PM – Scott McGaffey’s Barn
last meeting

**Watch your email for a potential meeting in early November to include the 2027 Proposed
Budget for review

ISLA BOARD OF DIRECTORS 2026-2027

President: Lester Limón 316-288-8418	(2029)	919rosebush@gmail.com
Vice President: Scott McGaffey 719-371-2596	(2027)	990scott@gmail.com
Treasurer: Darin Anderson 719-221-9914	(2028)	drandersoninc@gmail.com
Secretary: Mary Stark 719-337-1535	(2029)	merrybread@aol.com
Member: Rich Castle 505-215-0205	(2027)	rich.betsy1@gmail.com
Member: Clark Gardner 719-779-9139	(2028)	clarkjgar@gmail.com