

Indian Springs Landowners' Association

562 Big Bow Drive, Cotopaxi, CO 81223

www.islacolo.com

Board of Directors Meeting

March 6, 2024

6:00 PM

Scott's McGaffey's home: 332 Red Feather Road - meet in barn

Board Members present: Lester Limón, Darin Anderson, Mary Stark, Scott McGaffey, Steve Perkins

Community Members present: Jared and Gina Ledford, Gerald Adam and Regina Mattingly, Jin Kim, Carl Jones, Clark Gardner, Mark Weideman

- Attendance was offered in person and remotely – where because of time restraints, 2 sessions were available

Call to order - Lester Limón: 6 PM – 6:50: placed in recess for break

7 PM: reconvened

Secretary Report – Mary Stark – no report

Treasurer's Report – Darin Anderson

- Special Assessment Receipt Status ~\$16,500 currently. Expecting a total of \$31,400 total
- Annual Dues Receipt Status – A report has been requested and will issue liens April 1, 2024 based on past due status
- Reserve Investment Status ~ \$22,600 in vanguard investment account – currently receiving about 5%
- Collections Services for outstanding liens - First step is communicating with the landowner in arrears, in hopes of resolving the fees owed. The intermediary step between lien and foreclosure would be a collection agency. If that is implemented, we will follow our procedures for having the landowner also assume the cost of collection. ISLA may charge up to 50% more than is owed to cover the charges that ISLA incurs collecting the Dues/Assessments.
- A motion and second were received to approve treasurer's report and the motion carried.

General: Lester Limón

- Station 3 build tracking/updates
 - 2 pieces of work bids – both bids will be posted on the website – these two contracts constitute 50% of the budget, or about \$15,000
 - Electrical – JRB electric
 - Insulation – secured with Mountain Paradise Insulation & Construction
 - Volunteers are able to perform many aspects of the construction – hoping to be completed by summer. Be on the lookout for website and email blasts regarding the need of volunteers and the scope of work to be completed.
 - Once the weather warms up, the drainage and outside land contours will be addressed
 - Our goal is to be able to show the progress at the annual meeting in June
- A motion and second were received to approve the Station #3 report & the motion carried.

Website – Clark Gardner & Steve Perkins – many thanks to Clark for his contributions to the website

- Website update – The website is functioning well and a community calendar has been added

A motion and second were received to approve the website report and the motion carried

Equipment: Scott McGaffey/Steve Perkins –

- The truck is generally in good condition and Scott and Steve are actively working to move truck into firehouse. A programable lock will be onsite for access of keys. Of the budget set aside for truck maintenance, we are down to about \$100, so Scott and Steve are being very proactive and frugal in maintaining the vehicle.
- A motion and second were received to approve the equipment report & the motion carried.

Road Report:

- Road maintenance report – Carl Jones –
 - All of the roads are in good shape after rain and snow. Spring grading and culvert(s) replacement will be tackled next. A reminder was stated that land owners need to clean their culverts to insure good roads for the community. Carl will continue to work with land owners to be sure that the culverts are flowing properly and driveways are placed correctly to insure proper flow of rain.
We will prioritize “extra” income – from rental income, etc to continue road improvements. We will put a map on the website – clearly marked- so that we can reference what projects are next and to track progress. Clark and Carl will evaluate and place the information on the website.
- A motion and second were received to approve road maintenance report & the motion carried.
 - Road mitigation Plan – Darin Anderson
 - Darin applied last year for Mitigation Grants for another 5 years. The grants come haphazardly and we use the grants as they are received. To date, grants have been received for at least the April mitigation with the possibility of some November work. Carl has offered to chip the debris.
- A motion and second were received to approve the road mitigation report & the motion carried.
 - Snowplow update – Scott McGaffey/Steve Perkins
 - Two new drivers have been added to the snowplow team, making a total of 7 drivers. The policy has been posted with contact information. The error in not plowing Burnt Timber will be corrected and will not happen again. This group of volunteers has really stepped up and is most appreciated.
- A motion and second were received to approve the road mitigation report & the motion carried.

New Business: Lester Limón

- Bull protection at the Spring – Darin Anderson
- We have been chasing bulls all winter – with no good results. Some damage has occurred at the spring – if the lessee receives enough complaints to the BLM, they will cancel his lease. Clark will add the contact information for the responsible party to the website. A discussion ensued regarding how to keep the cattle out – we will wait to see what spring brings and act accordingly.

Old Business:

- Transient Lodging Policy Enforcement – Darin Anderson – any lot owner using property as VRBO would pay an annual \$1000 fee to do so. There are 3 landowners currently offering their homes for VRBO leasing.
 - The enforcement can be subject to liens just as any other fine or fee assessed by ISLA. Once informed, the President of ISLA will initiate a letter to the landowner in violation and commence the process to obtain the annual \$1000 fee.
 - The architectural committee will randomly check for rental properties and report to the board of directors. We will work together to be sure that the fee is collected to operate as a short term renter.

Public forum: no discussion

Meeting Adjourned: 7:30 PM

Upcoming Meetings:

June 15, 2024 (Sat)	11:00 AM	Annual Community Meeting/Potluck @ Cotopaxi School
Sept 18, 2024 (Wed)	6:00 PM	Quarterly ISLA Board of Directors @ McGaffey's Barn
Dec 11, 2024 (Wed)	6:00 PM	Quarterly ISLA Board of Directors @ McGaffey's Barn

ISLA BOARD OF DIRECTORS 2023-2024

ISLA Board President: Lester Limón 316-288-8418 919rosebush@gmail.com (2026)
ISLA Board Treasurer: Darin Anderson 719-221-9914 drandersoninc@gmail.com (2025)
ISLA Board Secretary: Mary Stark 719-337-1535, local 719-942-3737 merrybread@aol.com (2026)
ISLA Board Member: Scott McGaffey 719-371-2596 990scott@gmail.com (2024)
ISLA Board Member: Steve Perkins 719-207-8517 steveperk@yahoo.com (2025)