

Indian Springs Landowners' Association

562 Big Bow Drive Cotopaxi Co 81223

www.islaco.com

Board of Directors Meeting

March 27, 2021

Board members present: Lester Limon, Carl Jones, Karina Lantzy

Residents present: Gerald Adam, Darin Anderson, Mark and Tammy Lusk, Regina Mattingly, Robert Morel, Dave Nowlan, Dee Warrington, Nancy Reed (taking notes)

Introductions and a warm welcome given to newer members Gerald, Regina, Mark, Tammy and Robert.

Treasurer's report – Board members who had received and reviewed the financial documents prior to this meeting, voted unanimously to accept the Treasurer's report. The Profit and Loss Statement and Balance Sheet will be posted on ISLA's website as soon as our new Web Master is brought onboard. ISLA has a paid bookkeeper who tracks our finances and a volunteer treasurer who certifies the bookkeeper's work. Lester has been acting treasurer since Gina's resignation. Robert Morel volunteered to take on the Treasurer's role from Lester.

THANK YOU, Robert, our new ISLA Treasurer!

ISLA Volunteers – The support and contributions of volunteers is what keeps our community together and our annual dues low. Volunteers are the ones that give Indian Springs a sense of real community care. **A new ISLA Secretary is needed** as Gina is stepping down. The Board will share the Secretary's responsibilities in the Spring Newsletter and/or Annual Meeting. Gina is happy to assist anyone who follows her in this position. If you are interested in the ISLA Secretary position please contact any Board member. If you have any questions about the position, please contact Gina at ginaledford@gmail.com THANK YOU, Gina for your dedicated and professional contributions to ISLA!

Roadside Fire Mitigation – will begin again in April starting with the lower end of Cedar Bluff and moving to the far side of Bird Point. Darin has spearheaded this multi-grant, multi-year process of clearing ISLA's roadsides for fire mitigation and easing EMS throughways. He is also responsible for securing the reflective house number signs for everyone. The Fremont County Wildfire Protection Plan singled out Indian Springs as a community most at risk. After this report, Darin secured an Indian Spring Wildfire Protection Plan that helped ISLA receive funding from the Bureau of Land Management. Mark Lusk has volunteered to help with upcoming mitigation. THANK YOU, Darin! All of ISLA has been and remains grateful for this effort.

Board of Directors – The Board is meeting quarterly (every 3 months) with the next Board meeting on Sat. June 26th and is designated as ISLA's annual meeting and potluck. Karina will investigate the possibilities of holding this all-community meeting at the Cotopaxi School, the Coaldale Community Center or the Old Green Firehouse.

Board Elections – Karina and Carl's terms end this year. Both Karina and Carl have agreed to run for re-election. If you would like to run for a Board position or nominate another landowner, please contact any Board member listed below.

The Board has decided to have an electronic voting process (vote by email) this year. Anyone needing a mailed paper ballot should contact a Board member. Electronic voting will save ISLA approximately \$150.

Policy Committee – The Board has created a new Policy Committee which has already adopted an Alternative Dispute Resolution (ADR) policy in accordance with the Colorado Common Interest Ownership Act (CCIOA). Disputes between landowners will be resolved by arbitration and not the courts. Regina and Robert volunteered to be on this policy committee with Karina and David Lord. If you would like to be a member, please contact Karina. THANK YOU, Regina and Robert.

Operations Report – MANY THANKS and much appreciation to Carl for his quality snowplowing. He has already begun the spring grading which will now have to wait until the heavy snow disappears. Carl reported that ISLA will need 2 loads of road base at Red Feather / Bison Circle and the Red Feather / Red Feather circle. Each load will cost \$400. The Board approved this expense.

Fire House – ISLA has filed a lawsuit against Deer Mountain Fire Protection District to complete the Fire House or return the land and buildings to ISLA. The wheels of justice grind slowly and a trial date may be delayed by the Covid backlog in the courts. The Board will update residents as things develop. THANK YOU to Jim Potter for representing ISLA in our lawsuit.

MUCH GRATITUDE to Dave Nolan for being our trained firefighter. If anyone would like to become a much-needed firefighter please contact Dave. centurymetal@hotmail.com

Community Forum – Mark and Tammy shared their plans for upgrading their property and building a house which all seemed fine. They will work with Carl as head of the Architectural Committee as they move forward.

Folks present discussed the increase in fast drivers through Indian Springs. Please slow down as care for our residents and roads.

ISLA Board of Directors

ISLA Board President/Treasurer: Lester Limon 316-288-8418 919rosebush@gmail.com (2022)
ISLA Board Vice President: Carl Jones: 719-942-3004 jcarl4248@gmail.com (2021)
ISLA Board Member: Karina Lantzy: 719-942-4468 mem2isla@gmail.com (2021)
ISLA Board Member: Mary Stark: 719-337-1535, local 719-942-3737 merrybread@aol.com (2020)
ISLA Board Member: Jeremy Fong: 719-430-3462, JFInspections@outlook.com (2022)