



In Attendance:

Board of Directors: Lester Limón, Darin Anderson, Mary Stark, Scott McGaffey, Rich Castle, Steve Perkins

Landowners: Carl Jones, Clark Gardner, Randy Stark

6:03 Call to order – first portion of meeting - Lester Limón – first meeting ended 7:23 for break

7:31 Call to order – second portion of meeting - Lester Limón

A motion was made and seconded for the agenda to be approved as submitted. The motion carried.

Secretary Report – Mary Stark

1. Periodic filing with the State of Colorado completed
2. Annual reporting of Indian Springs Community Spring completed
3. Contact information/updates to Landowners ongoing
4. Upcoming meetings are listed at the end of this agenda. For the Annual Community Meeting and Potluck, we have secured the 3rd Saturday of June, June 21, 2025 for the meeting to be held at the Cotopaxi School.

A motion was made and seconded for the secretary report to be approved. The motion carried.

Treasurer's Report – Darin Anderson –

1. Expected lien fee increase from \$13 to \$30-\$40 (no page limit) in June 2025 – FYI. This update does not necessitate a policy change.
2. Formalize Transient Lodging Dues on June 15 annually.

A motion was made and seconded to approve the transient lodging policy and formalize the policy renewal date of June 15th annually. The motion carried. This motion will necessitate a change to policy by the policy committee.

3. Status of the budget to date. \$1000 of transient lodging funds received was allocated to cover the registration of community F550 truck, as it had not been registered for several years. An additional \$2k from transient lodging funds (the remainder collected in 2024) and \$2k from the Road Maintenance budget was used to repair the truck. No funds came from savings.
4. Status of liens filed for 2023 Special Assessments, and mis-recording by bookkeeper (caught/corrected). There are currently 12 unique liens outstanding, representing 6 unique owners.
5. Transfer of Reserve fund amount to Vanguard Investments has been completed per ISLA policy.

A motion was made and seconded to accept the treasurer report. The motion carried.

Legislative Updates – Lester Limón

1. Policy update for new notification requirements – the state of Colorado requires 2 means of notifications from the following means: telephone call, telephone voicemail, text message to cellular number, email, certified mail via USPS
2. The following ISLA policies have been amended to ensure compliance with State of Colorado Legislative Updates:
 - Debt Collection Policy
 - Privacy Policy
 - Operation of a Home-based Business Policy
 - An updated Architectural Control Committee will be posted to the website
 - Language updates to Use Restrictions, Covenants and Easements Section 1 – to comply with Legislative

A motion was made and seconded to accept the Legislative Updates. The motion carried.

Firehouse: Scott McGaffey

1. We now have power and lights in the firehouse
2. Propane Tank- will no longer be used.
3. Next Steps:
 - Waiting for the heater to be arrive and be installed
 - **VOLUNTEER DAY: We need a group effort to install last of drywall and OSB interiors**
 - Trench to be backfilled, exterior jobs (pond, drive, culvert)
 - Electrical Inspection will happen soon
 - Building Final Inspection once electrical and drywall is in
 - ISLA community plow truck to be parked in firehouse
4. **FUNDS update:** Of the total special assessment invoiced (\$31,400), to date \$30,200 has been received - representing approximately 96%. The expenses paid to date for the project are \$19,844.94 (63%). Currently, we are aware of approximately \$7,000 expenses pending for upcoming items to complete the project, including partition fencing and heater. Of the anticipated \$4,000 unallocated funds, a culvert needs to be purchased and installed to complete the exterior work.

A motion was made and seconded to approve Firehouse report. The motion carried.

Insurance – Steve Perkins

The ISLA Truck policy and General Liability Policy have been renewed

General: n/a

Equipment - Scott McGaffey/Steve Perkins –

The truck has been repaired and is plow ready. It is running well. Will need some chain work this summer.

A motion made and seconded to approve equipment report. The motion carried.

Road Report

1. Road maintenance report – Carl Jones
 - Carl will complete a couple of 12” cuts at Red Feather before the Big Bow turnoff, and another 12” cut across the road
 - Road Grading plans- 6 loads of road base brought in – NO further grating until we get a spring thaw....as the snow and extreme cold temperatures have frozen the ground and the permafrost is now 8” deep.
2. FUNDS UPDATE: Due to the 2024 “end of year” grading Treas - \$8000 of budget for road base, culverts from 2024 budget to purchase in 2024.

A motion was made and seconded to approve the road and road funds reports. The motion carried.

3. Roadside mitigation - Darin Anderson

- Mitigation phase 13 complete as of April 2024, phase 14 underway.
- There are 3 minor roads that need to be mitigated.
- The trees were all limbed up.
- No pistol turnarounds have been completed but are slated for the future mitigation(s).
- \$17,355 remains from the mitigation grants received to date. These funds will pay the final bill for 2024 and the remainder of the funds will cover approximately 3.75 additional phases, beginning in April 2025.

A motion was made and seconded to approve the road mitigation report. The motion carried.

4. Snow plow update - Scott McGaffey/Steve Perkins

- We now have 8 volunteer drivers for the snowplow crew all trained and on insurance.

A motion was made and seconded to approve the snowplow update. The motion carried.

Website - Steve Perkins/Clark Gardner

1. Monthly postings to website include meeting agendas/minutes, emergency road conditions. A login to the website is required to view financial information posted.
2. Clark Gardner is currently building a section for the website to include local resources, some of which are:
Deer Mountain Fire Department
<https://dmfpd.specialdistrict.org/>

Cotopaxi School
<https://www.cotopaxire3.org/>

Deer Mountain Facebook group
<https://www.facebook.com/groups/422848834492058>

Howard Facebook group
<https://www.facebook.com/groups/2113789388663802>

cotWestcliffe/Cotopaxi Buy/Sell/Trade
<https://www.facebook.com/groups/341263276065465>

A motion was made and seconded to approve the website report. The motion carried.

New Business: Lester Limón - none

Old Business: Lester Limón – none

Public forum: Lester Limón

Community Spring/Unwelcome Cows - There are currently about 5 cows hanging around spring and doing damage. For the good of the community, we may need to fence the spring area to keep them out, while still providing access for our community to obtain water from the spring. Carl Jones and Clark Gardner will work with Darin to create an estimate for the fencing. There may be some posting that can be used and donated by Rich and Betsy Castle to help with material costs.

Meeting Adjourned: 8:05 PM Lester Limón

Upcoming Meetings:

March 12, 2025 (Wednesday)	Quarterly ISLA Board of Directors: 6:00 PM – Scott McGaffey’s Barn
June 21, 2025 (Saturday)	Annual Community Meeting/Potluck: 11:00 AM – Cotopaxi School
Sept 10, 2025 (Wednesday)	Quarterly ISLA Board of Directors: 6:00 PM – Scott McGaffey’s Barn
Dec 10, 2025 (Wednesday)	Quarterly ISLA Board of Directors: 6:00 PM - Scott McGaffey’s Barn

ISLA BOARD OF DIRECTORS 2024-2025

• ISLA Board President: Lester Limón 316-288-8418 919rosebush@gmail.com (2026)
• ISLA Board Vice President: Scott McGaffey 719-371-2596 990scott@gmail.com (2027)
• ISLA Board Treasurer: Darin Anderson 719-221-9914 drandersoninc@gmail.com (2025)
• ISLA Board Secretary: Mary Stark 719-337-1535 merrybread@aol.com (2026)
• ISLA Board Member: Steve Perkins 972- 576-6474 steveperk@yahoo.com (2025)
• ISLA Board Member: Rich Castle 505-215-0205 rich.betsy1@gmail.com (2027)