



11:30 **Call to Order:** Lester Limón

Welcome and introductions

Annual Chair reports

President's Report – Lester Limón

- ISLA Board works a lot behind the scenes on projects that benefit the community and these efforts will continue from board to board
- We continue to comply with the Colorado legislative policies that effect HOA organizations
- Thank you to all landowners in our association for their financial and “hands on” support in making Firestation #3 a reality

Secretary's Report – Mary Stark

- Several lots changed hands this year. Welcome new owners!
- Reports are current with the state: Good Standing Report, Spring Report
- ISLA is required by CO State statute to have 2 contact methods our landowners
- Please continue to update us with any contact information changes. The secretary list of landowners is private (per ISLA policy) and cross referenced with the Fremont County Assessor site several times annually.

Treasurer's Report – Darin Anderson - All data noted as of 6/1/25

- Balances
 - PB&T: Total \$31,505.52
 - Vanguard: Total: \$47,430.00
- Budget Tracking
 - Overall: Tracking very well to budgeted line items (at budget or under), no current concerns regarding covering expenses or being able to contribute to the Reserve Account at the end of the year.
- Liens:
 - 4 unique liens outstanding, 1 unique lot, 1 unique lot owner (under payment plan)
 - Lien Balance Pending: \$2,137
- Station 3 Financials:
 - Total Expected by 9/1/24: \$31,400.00
 - Received to date: \$31,200 (99%)
 - Spent: \$25,832.86 (82%)

- Transient Lodging Fees:
 - 3 lots (as of March 2025) renting their homes as vacation rentals
 - 1 lot prepaid, remaining will be invoiced 6/15/25 @ \$1000 per lot
- Wildfire / Roadside Mitigation
 - Phase 14 Complete as of April 2025: \$2000
 - Remaining Grant Funds Available: \$15,355 (Enough for ~4 phases)
- General Financial Announcements
 - Bookkeeping
 - Ended contract with recent bookkeeper in March
 - Rich Castle *volunteered* as new bookkeeper
 - Purchased Quickbooks online, saves ~1k annually. Features:
 - Easy online payments via ACH, CC/debit, Paypal/Venmo tied directly to the invoice
 - ISLA absorbs the transaction fees
 - Auto Recurring Payments option
 - Automated courtesy reminders (email)
 - Asking for patience as we start enacting these features and work through the bugs

Station #3 Report - Scott McGaffey

- Projects completed: Sheetrock, Lights/Heat, Outside Flood work
- Additional Project: Fence divider inside to separate ISLA Plow Truck from Deer Mountain Fire Protection Firetruck
- Final Step: Certificate of Occupancy – will be soon

Road Report: Maintenance – Carl Jones

- The spring grading is done, using 12 loads of road base
- Extra culverts have been purchased and will be installedB

Board of Directors Candidates – introduction and ballot tally

Announcement of ISLA Board of Directors positions for 2025-2026 – Mary Stark

President: Lester Limón

Vice President: Scott McGaffey

Treasurer: Darin Anderson

Secretary: Mary Stark

Member at large: Rich Castle

Member at large: Clark Gardner

Old Business – Lester Limón

Community Spring - Indian Springs asset

Water/maintenance of area surrounding spring –

Community discussion regarding options for the Spring ensued to include:

Fencing with gate

Bladder pumped out

Cistern

A motion was made and seconded to table the discussion until bids could be obtained for the Spring Protection Options. Discussion will continue at a special Board of Directors meeting – open to all landowners – to be held within the next 4 weeks with estimates for each proposed project. The motion carried.

Open Session – Business Directory – In the past, there was an opportunity for Indian Springs business owners to advertise their services. After discussion, it was decided that we will explore such a resource for our residents.

12:48 **Annual Meeting Adjourned** – Lester Limón

1:15 **FIREHOUSE TOUR** – with ribbon cutting immediately following the Annual Meeting

UPCOMING MEETINGS:

Special Meeting: Wednesday, July 16th @ 4:00 PM – online access only

Quarterly Meeting: Wednesday, September 10th @ 6:00 PM -- in person & online

ISLA BOARD OF DIRECTORS 2025-2026

President: Lester Limón 316-288-8418 919rosebush@gmail.com (2026)
Vice President: Scott McGaffey 719-371-2596 990scott@gmail.com (2027)
Treasurer: Darin Anderson 719-221-9914 drandersoninc@gmail.com (2028)
Secretary: Mary Stark 719-337-1535 merrybread@aol.com (2026)
Member: Rich Castle 505-215-0205 rich.betsy1@gmail.com (2027)
Member: Clark Gardner 303-903-4461 clarkjgar@gmail.com (2028)