

Indian Springs Landowners' Association

562 Big Bow Drive, Cotopaxi, CO 81223

www.islacolo.com

Board of Directors

2022-2023

December 17, 2022

Station 3

Lester Limón called the meeting to order at 10:00 AM

Board members present: Lester Limón, Darin Anderson, Carl Jones, Randy Stark, Mary Stark

Board members absent: Kenneth Hainer

1. Treasurer's Report- Darin Anderson

- a. Current Financial Statements were presented year to date: P/L, Balance sheet and 2022 Budget
- b. Review of current practices/changes-
 - a. Delinquency notifications for all past due accounts as of November have been sent
 - b. For all past due special assessments and 2023 HOA dues will be sent February 1, 2023
 - i. Liens will be filed April 1, 2023, against all properties with past due balances
- c. Penalty on Past due amounts: Discussion was had regarding the 3% penalty for past due balances vs \$5/month for past due balances
- d. Cost of Lien Filings/Releasing:
 - a. Amend Reserve Fund policy section 6.2 to remove "\$22 fee for lien filings" and add "current county clerk fees for filing and releasing"
 - b. Amend Reserve Fund policy section 6.3 to remove "3% past due fees until paid" and replace previous policy of "\$5/month fee for past due amounts until paid"

Motion was made and carried to approve the assessment changes for past due fees and filing/release fees

Motion was made and carried to approve the treasurer's report as presented

2. Road Report

- a. Road Mitigation- Darin Anderson: Roadside mitigation grant update- ISLA was awarded \$10k for road mitigation and the first phase was completed for under \$5k. The other ½ will be used next April (2023) for road mitigation
- b. Emergency Road Repair status update – Carl Jones
 - a. Along Redfeather:
 - i. At Birdpoint – needs 10' extension on 2 culverts
 - ii. Remove 15' of old culvert – and use for extension of culverts as neededAll other emergency road repair is complete
- c. Road Maintenance: Carl Jones - has completed all maintenance with \$1000 left in budget. This largely due to winter grading not done due to dry weather conditions. Carl will obtain additional road base to grade the areas most in need to utilize the funds allotted for the road conditions to be up to par.

Motion made and carried to approve the road reports

3. Old Business:

- a. 2023 Proposed Budget Discussion/Adoption
 - a. 2023 proposed budget presented in November and posted on the website. There was no input from landowners as of December 17, 2022.
A motion was made and carried to adopt the 2023 ISLA Budget with a \$515 deficit as presented
The official 2023 budget will be posted on the website

- b. Station #3 next steps- Contract with anonymous donor has been declined by the board as ISLA does not have the funds to comply with the matching funds needed. The following option was discussed:
 - a. ISLA can close out building permit –if the building is an uninsulated shell building, then the following is needed:
 - i. Brace trusses – install existing drywall on bottom chord of trusses per code.
 - ii. Install OSB on “door wall” to create shear strength per code.
 - iii. Fire blocking installation
 - b. When we have the funds to complete, we can obtain new permit as a remodel of the shell building

This option will allow us to store our truck in the building but does not allow for the storage of any Deer Mountain vehicles at this time.

A motion was made and carried to exercise this option as stated above. No immediate timeline was given for completion.

4. New Business:

- a. 2023 Board meetings calendar adoption – see meetings listing at the end of these minutes.
- b. Potential dues increase discussion – To maintain the goals of ISLA:
 - a. GOALS: To maintain current level of services as defined by the covenants and bylaws. To comply with state mandated required savings for HOA organizations. To complete Station #3.
 - b. We will be posting on the website and mailing those landowners without internet access the proposed dues changes.
 - c. **A “town hall” meeting will be held at the Cotopaxi School on March 18th** to obtain input and discuss the proposed changes

5. Public Forum: none (only Board Members present)

Meeting was adjourned by Lester Limón at 12:15 PM

LIST MEETINGS FOR 2023 here:

Q1	March 11	10:00 AM station #3
	March 18	9:00 AM Town Hall meeting at Cotopaxi school – ZOOM login will be available
	April 22	THIS MEETING IS OPTIONAL AND ONLY IF NEEDED AFTER THE MARCH TOWN HALL – WATCH THE WEBSITE FOR UPDATE ON THIS TOWN HALL 9:00 AM Town Hall meeting at Cotopaxi school – ZOOM login will be available
Q2	June 10	11:00 AM – Cotopaxi school: Annual Meeting /Potluck
Q3	Sept 9	10:00 AM station #3
Q4	December 9 th	10:00 AM station #3

Upcoming Meetings: Any changes to meeting times/location or additional meetings will be posted on the website. All meetings will be held at Station #3 unless otherwise specified.

BOARD OF DIRECTORS 2022-2023

ISLA Board President: Lester Limón 316-288-8418 919rosebush@gmail.com (2023)
ISLA Board Vice President: Carl Jones LANDLINE 719-942-3004 jcarl4248@gmail.com (2025)
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 (2023)
ISLA Appointed Board Member: Kenneth Hainer LANDLINE 719-942-3930 (2023)
ISLA Appointed Board Member: Randy Stark 719-660-6101 rpstark@hotmail.com (2023)