

Indian Springs Landowners' Association
PO BOX 332 Cotopaxi Co 81223
www.islacolo.com

ISLA Board of Directors Meeting
March 25, 2017 9:00-11:50 am
Scott & Bev Fallis – 179 Half Mound Circle
Meeting Minutes

Present: Scott, Pete, Jack, Nancy, Karina
Lt. DMFPD: Darin Anderson
Community members: Jolene Hoffman and Rick Thompson (last half hour)

I. Scott called the meeting to order at 9:00

II. Administrative Issues

- A. Bruce Dunavin has resigned from the Board as he will be moving to Wyoming. Bruce will be missed as Board Vice President but he will be missed much more as our long time neighbor, volunteer extraordinaire and friend. Thank you Bruce for being you!
- B. The Board (Nancy abstaining) voted to appoint Nancy to fill Bruce's 2-year vacancy. Therefore, Nancy will not be running again for her position when her term expires in June.
- C. Elaine Dunavin has resigned as Treasurer as she will be moving with her husband Bruce to Wyoming. The Board was grateful to Elaine for stepping in when the Treasurer's position became vacant and for doing such a good job. Thank you Elaine!
- D. Once again, Pete has stepped up to perform the Treasurer's responsibilities. He advised the Board of the large amount of work required each time he has had to step back in and start over. Pete admonished the Board that this is the last time he will return as Treasurer after someone else takes the position. Thank you Pete – your efforts are greatly appreciated!
- E. Scott built and donated a much needed and larger community bulletin board that is now at the IS entrance. Thank you Scott!
- F. There will be two (2) three-year Board positions open this year, Scott and Nancy's. Scott will run again. Nancy will not be running but, instead, accepted the Board's appointment to complete the 2-years remaining on Bruce's term. Jolene, Nancy and Scott volunteered to be on the Nominating Committee. Pete will email out a notice seeking nominations and Nancy will post a notice on the entrance bulletin board. Please contact Jolene, Nancy or Scott if you would like to nominate yourself or other IS landowners.

III. May Newsletter and June Annual Meeting

- A. Two ISLA Mailings are coming up. The May Newsletter will be mailed around Monday, May 8th. The Board Election information and ballots will be mailed around Monday, May 29th.
- B. Topics to be included in the May Newsletter were discussed. Pete and Nancy will write a draft to be approved by the Board and pull together the election materials to be mailed out prior to the annual meeting.
- C. Plans for the June 24th Annual Meeting were discussed with surprising enthusiasm as folks present wished to make the event more of a community celebration and less of a business meeting. Jolene offered to chair a committee to plan door prizes and activities. Karina, Scott and Nancy joined the committee. Bev will be asked if she will coordinate food again this year and be on the committee. Others are welcome (and encouraged) to join. The annual event will

be held at the Cotopaxi School cafeteria and the board approved a \$40 donation to the school for its use.

I. Pete gave the Treasurer's Report

- A. The Treasurer's report with current banking summary and bank balances was reviewed and approved by the Board.
- B. The 2016 External Audit was also approved by the Board and will be included in the May Newsletter.
- C. The ISLA banking authorizations at PB&T include Jack, Pete and Elaine. Two signatures are required and Elaine has resigned. The Board decided to wait to change the bank authorizations until after the annual meeting and new Board members are elected.
- D. Three landowners currently owe funds to ISLA. (Knott - Lot 60, Nave - Lot 158, Dean - Lot 54)
- E. Thirteen landowners representing 17 lots have not paid their annual dues to date.
- F. After discussion and debate the 2017 working projected budget was reviewed, revised and approved by the Board.
- G. Pete has completed and filed the IRS 990-N form necessary to keep ISLA's nonprofit status.

II. Road Maintenance

- A. Pete will contact Russ (R&R Construction) for his professional opinion on the road areas needing grading, ditching and road base material. Grading and adding road base are best done on a wet road. Pete will also look into the cost of having water trucked up and sprayed down before grading and adding base rock. The base should also be sprayed again once it is laid to help it set. The Board will vote on proceeding with the spring road maintenance once a cost estimate is available.
- B. The Board discussed their concern that ISLA may not have enough volunteer snowplow drivers next winter 2017/2018 and agreed to budget for the cost of paying to have the roads plowed if the need arises.

III. Darin gave his report as Lt for Deer Mountain Fire Protection District (DMFPD)

- A. Station 3 (IS) Building Update
Construction will start in late June. Contracts have been secured for concrete work, framing and garage doors. Volunteers will be needed to help with inside construction once the building shell is completed.
The Architectural committee has approved the building but will be contacted to confirm final plan approval and colors. Pat Pirtle, Brad Warrington and Scott Fallis are on the Architectural committee.
- B. Roadside Wildfire Mitigation Project - Phase 2
Darin cut back fire fuels from the Red Feather/Birdpoint intersection to above the intersection with Tenderfoot Circle with the help of Ken Haines and Pete. All the slash and wood is currently piled along the sides of the road. The cutting required 86 hours compared to a little over 60 hours for Phase 1 as the road is narrower and the vegetation was denser. For this phase, the slash will be chipped and dispersed along the road and easement to a level of 2 inches or less.
- C. Chipper and chips – Member Joan Adair has purchased and will donate to DMFPD a large chipper that is being refurbished. Once the chipper is in good working condition and Joan has used it for slash on her properties, ISLA will rent it to remove the Phase 2 slash. Only DM firefighters will be able to operate the chipper but IS volunteers will be sought to help the operator and thus lessen the number of rental hours we will have to pay if IS volunteers assist.
- D. Chips will be dispersed along the easement to a fire safety level of 2 or less inches. Scott agreed to contact all the affected landowners to let them know about the chipping. He will advise them

that if they do not want the chips spread along their property they will need to provide a truck to receive the chips produced during the chipping process.

- E. EMS – Currently DMFPD has paid emergency services running out of Station 2 (Cotopaxi) from 8:00 am – 4:00 pm 7 days a week. Volunteer services out of Station 1 (Deer Mountain) are available other hours.

IV. F350 Truck

- A. The snowplow will be removed the third week of April. Pete will organize its removal.
- B. The truck may need a new clutch and this will need to be determined before fall.
- C. Scott knows of a 550 truck for sale that may be a good replacement for the ISLA truck. It is bigger, heavier, 10 years younger and automatic. The Board deferred to Scott, Pete and Pat to make a recommendation to the Board as to whether this would be a good investment for ISLA. If this truck is purchased the F350 will be sold to offset some of the cost.

V. Workers Compensation Insurance

- A. ISLA's workers' compensation insurer will no longer provide ISLA the insurance needed to cover workers hired without their own insurance. Jack was able to find another insurer for the same cost.
- B. The new insurance co. required a physical address for ISLA which we did not have. Using the common spring area for the ISLA physical address, Fremont County will list ISLA's address as 562 Big Bow Rd.

GATHERING TO THANK BRUCE & ELAINE AND BID THEM FAREWELL

SATURDAY, APRIL 15TH 1:00 – 3:00

PETE & JOLENE'S

ANY QUESTIONS, CALL PETE

Scott called the meeting closed at 11:45 am.

Next meeting: Saturday, June 3, 2017 10:00 – 11:00 am. Pete & Jolene's 189 Burnt Timber Circle

Board of Directors

President: Scott Fallis, 179 Half Mound Circle, Cotopaxi, CO 81223, 719-942-3015, 719-522-0893 sfallis@q.com (2017)
Vice President: Vacant (2017)
Secretary: Pete Sardaczuk, 189 Burnt Timber Circle, Cotopaxi CO 81223, 719-942-5037 psardac@wildblue.net (2019)
Member: Nancy Reed, 1111 Red Feather Rd, Cotopaxi, CO 81223, 719-942-3912, nancykathrynreed@gmail.com, (2019)
Member: Karina Lantzy 100 Tenderfoot Circle, Cotopaxi, Co, 81223, 719-942-4468 lantzykarina53@gmail.com (2018)
Member/Insurance: Jack Strid, 3483 Birdpoint Drive, Cotopaxi CO 81223, 719-942-5023 jcstrid@gmail.com (2018)