

Indian Springs Landowners' Association  
562 Big Bow Drive Cotopaxi Co 81223  
www.islacolo.com

ISLA Board of Directors  
Meeting Summary  
September 16, 2017  
1648 Birdpoint Drive (Old Fire Garage-Green Building)

Present: Scott, Pete, Nancy, Karina Absent: Mary

Community members present: Joan Adair; Ron & Jodee Boschae; Fenella Furgerson; Jolene Hoffman;  
Julie, Noah, & Jonah Jamerson; Carl Jones; David Lord; Tom Lantzy; Dana Talbot

I. Scott called the meeting to order at 10:00.

II. Administrative Issues

- A. Jack Strid has resigned from the Board as he and Celeste will be moving. Jack served as a long time Board member who wore many hats including vice president, insurance contact, and snowplow coordinator. The Board and community wish Jack and Celeste all the best in their newest adventure. Thank you, Jack!
- B. Karina has stepped forward to become the contact person for ISLA insurance coverage and issues. Thank you, Karina.
- C. Thank you to Scott for cleaning and sweeping the building for today's meeting.

III. Treasurer's Report

- A. Copies of the Current Budget – Year to Date and the 2017 Banking Summary (12/20/2016 – 9/12/2017) were distributed to the Board and community members. ISLA's current checking balance is \$12,224. The YTD transactions were made available for anyone present to review.
- B. The Treasurer's report, with current banking summary and bank balances, was reviewed and approved by the Board. Everyone expressed their appreciation to Pete for all his hours of work taking meticulous care of ISLA's finances.
- C. Pete reviewed the 2017 Budget which is used as a planning tool during Board meetings and throughout the year.
- D. The petty cash and debit card rules were explained and expenditures reviewed.
- E. For the first time in many years, all HOA dues have been paid thanks to Pete's many efforts to collect the dues that support our community. (That's 159 lots/120 landowners.)
- F. After discussion and debate of the road maintenance costs and the F550 truck expenses, the 2017 projected budget was reviewed, revised, and approved by the Board.

IV. Snow Plowing

- A. Tom Lantzy graciously agreed to take on the Snow Plow Coordinator's position for the 2017-18 season. After he is in touch with snowplow volunteers he will create a schedule and contact list. Thank you, Tom.

- B. Several community members volunteered to be snow plow drivers. A final list will be made available when complete. More drivers are needed. Please call Tom at 943-4468 if you can be a driver. Drivers will need to be on ISLA's insurance and have a quick training on the F550/snowplow operations before starting. Thank you.
- C. The more volunteers, the more the plowing can be shared, and the less likely ISLA will have to find and hire outside drivers. Thank you.
- D. After a discussion of the Snowplow Policy for the upcoming season, it was determined that the cost to plow a driveway will be \$30.
- E. Residents need to contact Tom, our new Snow Plow Coordinator, or the scheduled driver as early as possible with their driveway request. If the request has not reached the driver before he has completed his work, the driveway may not be cleared. Advanced notice will insure your driveway is plowed and save the driver from needing to return to plow an additional driveway. The driver will have discretion over whether he/she is able to plow any late requests.

## V. Roads

- A. Cedar Bluff Road Maintenance – The severe deterioration of the upper portion of Cedar Bluff remains a priority. The Board asked Carl Jones, with David Lord's assistance, to submit a plan and estimate for fixing the needed area.
- B. Fall grading and supplemental road base were discussed. David Lord said he would like to see ISLA obtain 3 bids before proceeding. ISLA has contracted with R & R Construction the last couple of years and have been happy with Russ' ditching and maintenance work. Russ also knows the location of electricity and phone cables. For these reasons, the Board had planned to retain him again. However, bids and comparisons are a good idea if there is someone with the knowledge and time to do the work. David Lord offered to coordinate road grading and maintenance for the Association and obtain multiple bids to compare. Thank you, David.
- C. Carl Jones also expressed interest in maintenance/grading of the IS sub division.
- D. David Lord raised the concern that due to the Station #3 construction, water has been draining onto his property. The Board agreed to approach DMFPD to discuss the situation and if David's concern is a result of DM's construction work, the Board will ask DM to fix the area. If DM is responsible and unable to complete the work before winter, the ISLA Board will obtain an estimate and, if reasonable, will have the necessary work done to prevent further damage and bill DM for the work.

## VI. F550 Update

Scott has done a tremendous amount of work in securing a F550 Truck to replace ISLA's F350. The F550 is larger, 10 years newer and automatic. Scott has secured a flatbed and water tank. New brackets need to be mounted to install the plow. Thank you, Scott.

## VII. Fire Mitigation

- A. Darin has received a \$10,000 BLM-CO Community Fire and Hazardous Fuels Reduction grant for the ISLA roadside mitigation project. Darin will be responsible for the implementation and reporting requirements of the grant. Thank you, Darin.
- B. A discussion followed which raised several questions about the grant including the timeline, the specific work it covers, and expense reimbursement. Others expressed an

interest in being involved with mitigation plans – specifically looking at ways to protect flora and fauna. Karina offered to pull together a committee to work with Darin as the grant administrator to discuss the grant and to plan future mitigation. Fenella offered to be on the committee. Please contact Karina if you, too, would like to be a part of the committee.

C. Stages 1 and 2 of the 5-phase road mitigation project have been completed.

VIII. Deer Mountain Fire Protection District (DMFPD) Station #3 Update

- A. Construction has ceased on the almost completed Station #3 due to the building’s set back distance. Although the ISLA Architectural Committee and Board approved a waiver for a 25’ set back, it is the Board’s understanding that the building set back is less than 25’. Since the Board understood that the County approved DM’s current set back distance, the Board has deferred to DMFPD and Fremont County and its Planning Commission to address the fire protection and County concerns at issue.
- B. It is also the Board’s understanding that the building construction has resulted in drainage issues that will be expensive to repair and will contribute to the delay in construction as well as delay the acquisition of a new fire truck. These concerns, too, are being addressed by DM and the County.
- C. The ISLA Board sent a letter to ISLA’s Fremont County Commissioner to thank him for his support, encourage the completion of Station #3, and invite him to visit IS.
- D. If residents would like more information on Station #3 the IS commissioner is Dwayne McFall. He can be reached at [719-371-7703](tel:719-371-7703) or [dwayne.mcfall@fremontco.com](mailto:dwayne.mcfall@fremontco.com) The County building department head is Mike Cox at [719-276-7460](tel:719-276-7460),

IX. Community Forum

- A. A question was raised on whether residents with private mortgages (as opposed to a bank loan) are considered owners under ISLA bylaws. After consulting with their lawyer, the Board determined residents with private mortgages are owners in accordance with the Bylaws Article II, section 6 which defines owner, in part, as *holder of equitable interest to any Lot which is part of the Properties...* (ISLA Articles, By-Laws and Covenants can be found on the ISLA website: [www.islacolo.com](http://www.islacolo.com))

Scott called the meeting closed at 11:45 am.

Next meeting: January 2018

**Board of Directors**

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