

**Indian Springs Landowners' Association**  
**562 Big Bow Rd. Cotopaxi Co 81223**  
**www.islacol.com**

ISLA Board of Directors  
June 3, 2017 10:00-11:30 am  
Pete & Jolene's – 189 Burnt Timber  
Meeting Minutes

Present: Scott, Pete, Jack, Karina, Nancy  
Community members: Jolene Hoffman

- I. Scott called the meeting to order at 10:00
- II. Administrative Issues
  - A. Board Election: There are 2 vacancies and 2 candidates for this year's election. The Board discussed the necessity of having an election given the certain outcome. It was decided it was best to go forward with an election as outlined in the bylaws and bring the issue up at the annual meeting to see what the members think.
  - B. Election material will be sent out on Monday, June 5<sup>th</sup>. Thank you to Bev for helping.
- III. June 24<sup>th</sup> 11:30 HOA meeting – Cotopaxi School
  - A. ISLA will provide barbeque pork, buns, drinks, plates and flatware. Attendees are asked to bring a salad, vegetable, side dish, fruit or dessert. Bev is coordinating the food. Phone: [719-522-0893](tel:719-522-0893)  
[bfallis52@q.com](mailto:bfallis52@q.com)
  - B. Karina and Tom will welcome attendees.
  - C. There will be prize drawings organized by Jolene.
- IV. Pete gave the Treasurer's Report
  - A. The Treasurer's report and current banking summary and bank balances were reviewed and approved by the Board.
  - B. The ISLA banking authorizations at PB&T will be updated with Pete, Scott and Nancy being authorized to sign checks.
  - C. The Board previously voted to create a petty cash source and Pete reported it is working fine and has receipts for all transactions, less than \$50 used out of \$100 over a two month period has been spent. This will be reported and reviewed at each board meeting.
  - D. Pete obtained a visa debit card for ISLA Board use. All transactions will be reviewed. There were no debit card transactions to review at this board meeting.
  - E. Since the Board meeting only one landowner owes HOA fees to ISLA. This property has a lien from 2016, Nave - lot 158. Thanks to all other landowners who have paid the yearly HOA assessments. Out of 121landowners/153 lots only one person has not paid. Two landowners owe for snowplowing.
- V. Deer Mountain Fire Protection District (DMFPD)
  - A. Station 3 (IS) Building Update

The construction site has been cleared and excavated! Contracts have been secured for concrete work, framing and garage doors. Volunteers are needed to help with electrical wiring and plumbing the large water tank that will be buried. Contact Darin Anderson [719-221-9914](tel:719-221-9914)  
[drandersoninc@gmail.com](mailto:drandersoninc@gmail.com)

- B. A fire protection/fire mitigation meeting will be held later in the summer at the new station 3. Deer Mountain Board Meetings are the third Wednesday each month, a good forum for information. <http://dmfpd.org>.

VI. Operations

- A. Russ (R&R Construction) graded the subdivision where needed and added road base from the cattle guard down the Birdpoint hill.
- B. The ISLA owned 250 gallon water totes are no longer useful for firefighting purposes. They are incompatible with DMFPD fire hose connections. Also, there has been a lack of volunteers to drain and fill them every year. DMFPD will use the 10,000 gallon tank at station 3 which is centralized and does not have to be drained and filled every year. DMFPD will use the alternate spring system in the event there is a need for water. This DMFPD access is marked by the four orange cones at the spring.
- C. ISLA is selling the 250 gallon totes for \$40 each. Two tanks remain – if interested in buying one, please call Pete. ISLA’s 1,000 gallon cammo tank will remain on Red Feather drive and is marked as FD WATER.
- D. The 10,000 gallon water tank will be buried next to the fire station.

VII. Community Forum

- A. A landowner raised concerns about property rentals with the Board. When landowners rent their properties, either short term or long term, renters must comply with ISLA by-laws and covenants. This includes no fireworks, no hunting or use of firearms, avoiding light and noise nuisances and driving ATVs legally and safely.
- B. Scott will purchase a 2006 Ford F550 truck on behalf of the Board to replace the ISLA truck. It is bigger, heavier, 10 years younger and automatic. The Board voted unanimously to issue an \$8,000 check for its purchase. The 1996 F350 truck will be sold to offset some of the cost.
- C. The Board approved a change from having a post office box to having a mailbox at the ISLA entrance now that we have an address: 562 Big Bow Dr. This will save ISLA \$52/year
- D. Two letters have been sent to two landowners regarding trashy properties. The board is awaiting feedback/action from those two landowners.
- E. There has been a report that two properties have been vandalized towards the south end of IS. Property owners should ensure their buildings are properly secured and report any break-ins with the Fremont County Sheriff’s department. Please be alert and aware.

Next meeting to be set after the annual meeting with the newly elected members.

**Board of Directors**

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