

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

ISLA Board of Directors
Meeting Summary
April 28, 2018

Board Members Present: Scott, Nancy, Karina, Mary, Pete, Carl

Secretary: Gina Ledford

Community Members Present: Randy Stark, Jared Ledford, Jim Potter, Bev Fallis

I. Scott called the meeting to order at 10:16 am.

II. Secretary Transition and Report

A. Gina Ledford has taken over the Secretary responsibilities from Pete. She now has all spreadsheets, address labels, and related forms. She is monitoring and collecting the ISLA mail and email. Pete will continue to assist as needed. The board expressed its appreciation to Gina.

III. Treasurer Transition and Report

A. Randy Stark will be transitioning into the Treasurer role by May 15, 2018. He is meeting with required board members after this meeting to complete all the necessary signature cards and forms for Pueblo Bank & Trust. Pete will remain a signatory as long as he remains on the board. The other signatories will be Scott, Nancy and Randy. Thank you, Randy.

B. Copies of the Banking Summary (2017) and Current Budget YTD were distributed to the Board and community members. ISLA's current checking balance is \$25,246.21 and the Emergency Fund balance is \$10,049.98. The list of 2018 transactions was made available for anyone present to review. The Board voted to approve the Treasurer's Report at 10:32 am.

C. Pete reviewed the 2018 proposed budget projections that the Board uses as a financial planning tool throughout the year.

D. There are currently 11 HOA Fee delinquencies. \$13.00 file/\$13.00 lien release costs were discussed. Pete to file liens on the outstanding deficient lots.

E. Bev will attach the Audit Letter with the Newsletter.

IV. Neighborhood Watch

A. Three Neighborhood Watch signs have been installed. Two signs have been installed inside of the subdivision and one has been placed at the entrance gate. The size of the signs was a concern and the committee approved placing the existing signs on larger, colored/reflective backgrounds for better visibility. An additional sign will be placed near the "25' Vehicle Limit" sign near the mailboxes. At 10:39 am, a recommendation for an electronic gate was discussed and denied due to exhaustive maintenance, codes, and lack of access by emergency responders. Trail camera installation and rotation was discussed to deter vandalism and break-ins. Volunteers to provide "Neighborhood Watch" will be addressed at the annual meeting. Volunteer responsibilities would include regular checking of trail camera batteries, SD cards, etc. Better feedback from the Fremont County Sheriff's Office was discussed and all present members reviewed the recent break-in and vandalism information. There have been three reported break-ins to date.

V. Newsletter

- A. The newsletter will be mailed on May 3rd by Bev Fallis.
- B. The Board suggested removing addresses from the contact list; only providing phone numbers and email addresses on all emails and mailings. Gina will review all the contact information and remove physical addresses.

VI. Board Elections

- A. Nominations accepted until May 24th (30 days before the election)
- B. Voting materials will be mailed no later than May 28. Pete, Nancy, and Gina will meet separately to compile voting letters and address labels and will coordinate with Bev to send out all voting materials. The board agreed the voting sheets will have separate labels and will include lot numbers. The ISLA email, website, and mail will be checked to insure all the votes are tallied.

VII. Annual Meeting, Saturday, June 23rd

- A. Access to the school cafeteria: Amber Canterbury will provide the keys to the Cotopaxi School cafeteria. Karina will handle logistics and reach out to Amber prior to the school break to get the keys. Randy will handle the \$40 donation to the school for the use of the cafeteria.
- B. Agenda: The agenda will be handed out at the meeting. The Board may revise the Agenda prior to the meeting.
- C. Food/supplies: Bev will be picking up bar-be-que pork prior to the meeting. Nancy has all the paper product supplies. Members are asked to bring a side dish to share.
- D. Raffle: Pete will pick up 4 gift cards from Amicas in Salida in the amount of \$25.00 each. Mary has and will provide the raffle tickets.
- E. Directory: Gina will send the email & address spreadsheet to Mary Stark and she will be compiling the 2018 Directory. Added Jared and Gina Ledford to the Good Samaritan list.
- F. Volunteers for Meeting: Karina will handle check-in and will ask Tom to see if he will also assist with check-in. Bev will handle the food. Karina & Bev, along with other available members, will meet at the school at 10:30 am for set up. Volunteers will be requested during the meeting, to include meeting clean-up duties.

VIII. Fire Mitigation

- A. Board discussed progress on fire mitigation to date as well as budget for future mitigation. Board unanimously voted to finish phase 4 of the existing mitigation plan and approved phase 5 of mitigation. Board also approved Carl Jones clearing all rabbit brush and plant growth in area near the community spring as recommended by the fire department in order to eliminate Chimney effect in case of fire. Estimated time and cost is 6 hours and \$600. All costs related to future mitigation that are not covered under the grant money will be covered by fund for mitigation from the annual budget.

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

- A. Update – Scott, Pete and Carl all gave updates on meetings with county commissioners, building department and DMFPD. After much discussion, it was decided that a letter will be sent to the DMFPD asking how they intend to honor their commitment to ISLA as stated in the memorandum on the building of a facility for vehicle storage. Jim Potter volunteered to compose the letter. This action was unanimously approved by board as an initial step in resolution of this situation. Scott has stated he plans to attend all Deer Mountain meetings.

X. F-550

A. Dave Nowlan will remove the snowplow after 5/15. The plow will remain in place at Fire Station #3.

B. At 11:59 am, the board unanimously approved a \$1,000.00 budget to retrofit the F-550 with tool boxes and materials for additional tool storage.

XI. Road Maintenance

A. Spring Grading: The board unanimously approved road grading for Cedar Bluff, Tenderfoot Circle, and the cul-de-sac in this area to be performed by Carl Jones. Included is providing road fill and drainage for the Cedar Bluff corner. The board agreed to defer to Carl's recommendations for corrective action needed at the Red Feather/ Bison Circle intersection. Russ with R & R Construction will be responsible for the remainder of the grading & ditching, as needed. The immediate grading needs will be up to Russ' discretion. The board unanimously agreed to continue the road grading with R & R Construction.

XII. Website

A. Scott discussed the new ISLA website. The maps were removed from the site, deferring to the Google Maps link on the main page. Scott detailed the web hosting and domain and related costs. The agreement has secured the domain and hosting for a four year term.

B. A motion was made to generate a form with ISLA letterhead for project requests. The form should include blueprints of the projects for review by the Architectural Committee. Scott will research the older documents and will coordinate with Carl for final form approval. A 48-hour response for smaller projects was discussed.

XIII. Insurance for Volunteers

A. Karina discussed the need for volunteer insurance requirements. It was stated that any volunteer who resides or owns property within the community would need to be added to our current insurance and covered under a "Handyman" policy. This policy currently requires submission of a detailed scope of work to be performed report. Further questions and information will be addressed by Karina with the insurance provider to discuss options for volunteers ('paying' volunteers to eliminate individual insurance needs, temporary coverage with two week notice, etc.). Karina will discuss additional information at future meetings.

XIV. Other Community Issues

A. The board discussed fixing the wood signs versus installing new, metal road signs. The board unanimously voted to install metal sign posts with reflective road signs at the intersections. Carl explained there should be no need for a concrete base for the signs, but concrete needs will be determined upon installation and is approved, as needed. A \$1000.00 budget was unanimously approved for the road sign project completion. Carl to assist Pete and Dave Nowlan with installation.

B. The concern for loose dogs was addressed and it was agreed a letter will be drafted to dog owners within the community, detailing Section 12 of the ISLA bylaws. Section 12 identifies the need to have the animals restrained. Pete has agreed to draft the letter.

C. A separate letter for 'junk' concerns will be sent to the individual offending parties. Section 9 of the bylaws will be addressed to deter any dispute.

XV. The meeting was unofficially concluded at 12:53 pm.

Next meeting before June 23rd, if needed.

ISLA Contacts

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| ISLA Board Vice President: Mary Stark: 719-337-1535, local 719-942-3737 merrybread@aol.com (2020) |
| ISLA Board Member/Treasurer: Pete Sardaczuk: 719-942-5037 psardac7@gmail.com (2019) |
| ISLA Board Member: Nancy Reed: 719-942-3912 nancykathrynreed@gmail.com (2019) |
| ISLA Board Member: Karina Lantzy: 719-942-4468 mem2isla@gmail.com (2018) |
| ISLA Board Member: Carl Jones: 719-942-3004 jcarl4248@gmail.com (2018) |
| ISLA Secretary: Gina Ledford: 719-942-3766 islacolo@gmail.com , GinaLedford@gmail.com |
| ISLA Treasurer in waiting: Randy Stark: 719-660-6101, local 719-942-3737 rpstark@hotmail.com |