

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

**AGENDA: ISLA Board of Directors Meeting**  
Saturday, October 6, 2018 10:00 a.m. – 11:30 a.m.

- **Meeting called to order at 10:10 a.m.**
  - Roll Call: Board Members Present: Scott Fallis, Carl Jones, Pete Sardaczuk, Nancy Reed & Karina Lantzy. Community Members Present: Gina Ledford (ISLA Secretary), Bev Fallis, Darin Anderson, Pat Pirtle & Jared Ledford
  
- **Treasurer's report (Pete)**
  - ISLA Banking Summary & Transaction Report. Pete made all financial reports available to meeting attendees. Landowners can request a copy of the financial reports via email: [islacolo@gmail.com](mailto:islacolo@gmail.com) or send a request in writing to: ISLA 562 Big Bow Drive Cotopaxi, CO, 81223.
  - The board discussed & approved building up the ISLA emergency/contingency fund by transferring \$10,000 into the ISLA saving account. This money will be earmarked for future emergency and/or project needs. Project needs may include costs to house the F550 in case the need arises.
  - 2018 HOA Delinquencies/Liens: Pete discussed the past due HOA fees. Lot 54 Dean, Lot 129 Jourdan, and Lots 13, 121, 122 Brockway (partially paid) are all past due. Pete will send notices to all delinquent landowners and Carl Jones will attempt to contact all landowners via telephone before any further legal actions are taken.
  
- **Secretary's report (Gina)**
  - Property Ownership Changes: New property owners are as follows: Lot 74 is now owned by Rushmore Loan Management Service, LLC. Lot 103 is now owned by Abelardo Rivera-Osorio & Pedro Josephino Rivero-Osorio.
  - Putting a button/link on the ISLA website directing realtors and title companies to a zip file with all necessary information was discussed and approved. This link will not include financial information or reports, realtors or title companies can request the all financial reports via email: [islacolo@gmail.com](mailto:islacolo@gmail.com). Scott will implement the website changes.
  
- **Fire Protection**
  - Fire Station Building Committee (Scott, Carl, Lester) Adding Bruce Dunavin and Jared Ledford to the building committee was discussed and approved. Lester Limon has agreed to chair the Fire Station Building Committee. A plan to have, at the very least,

one member of the committee at the Deer Mountain Fire Department meetings was formulated. Carl and Scott explained that, as of now, the DMFPD has no money allotted in their 2018 Budget for the completion of the ISLA Firehouse. It is hoped that by attending future DMFPD meetings, the fire station building committee will be able to insure that the future Deer Mountain Budget includes money for the repairs and work that is needed to get the ISLA Fire Station operational.

- Additional Phases for Roadside Mitigation- Fall 2018 (Darin): Darin discussed how the \$10,000 in grants was used this past year. He has secured another \$12,000 in grants for ISLA. He has also applied for future or expanded grants which may procure up to \$20,000 in grants for mitigation in the next 3-4 years. The board discussed a mitigation and fire/emergency responder plan for the upcoming grant money. Darin presented several options as to how to allot the upcoming grant. The board agreed with Darin's assessment that \$4,000 should be earmarked for signage for each individual lot/house. These signs will enable firefighters and other emergency responders to locate each lot or house easily and in a timely manner. Darin will research signage that is reflective and similar to the new street signs that were installed this year. The remainder of the grant money will be used to perform mitigation from either the ISLA firehouse up Bird Point or on the Red Feather Loop. Darin will assess both options and present the board with his finding regarding which area is more in need of mitigation at this time. **Thank you Darin for your work on both the grants and the mitigation. We appreciate all of your hard work in making Indian Springs safer for all of us.**
- DMFPD Fire Fighter report (Dave, Pete): Dave was furthering his firefighter training today. Pete & Carl discussed some volunteer possibilities and are going to have Dave approach a couple interested landowners with information and to answer any question they may have.

- **ISLA F550**

- Maintenance: Pat has completed the maintenance, all pertinent details, including the oil filter information has been left in the truck. – **Thank You Pat! Your time and expertise is appreciated.**
- Parts - Spare tire, tire jack, tools. Scott purchased a 20 ton jack and breaker bar at Harbor Freight for the truck. Scott and Carl are going to coordinate on getting the spare tire mounted.
- 2018/2019 Storage: Carl Jones will check with the fire chief on the cost to add ISLA to the insurance plan so we can have access to the building housing the F550. Board expressed commitment to pay cost related to DMFPD increase in coverage.

- **Road Maintenance 11:00-11:15 (Carl, Pete)**

- Fall grading was discussed by the board. Carl will perform spot grading in all necessary areas as we get moisture in order to insure that the road work lasts.

- **2018/2019 Snowplow Season**

- Snowplow Coordinator – Bruce Dunavin will be the acting snowplow operator. Gina & Nancy will assist if necessary.
- Vehicle Access \*see 2018/2019 F550 storage
- F550 Readiness – Plow to be installed by the end of October.
- Volunteer snowplow drivers: Drivers will be the same as last year with the addition of Jared Ledford when available or as needed.
- Plowing of Private Driveways 2018/2019 - Cost, Process & Billing. The process will remain the same as last year as will the cost and billing. The cost for plowing landowner’s driveways will be \$30. All fees for private plowing should be sent to: ISLA 562 Big Bow Drive Cotopaxi, CO 81223. A Log Book, Liability Release Forms, and Billing Agreements will be put in the F550 for the drivers to utilize when plowing.
- Roster/Volunteer Snowplow Driver Perk: The Snowplow coordinator will compile the roster for drivers. Drivers will be responsible for getting substitutions if they are going to be unavailable. Drivers can plow their own driveways while plowing the subdivision roads at no cost. Drivers who are not on duty can use the truck to plow personal driveways once the subdivision roads have been cleared.

- **Community Forum / Other Items Not On Agenda**

- Nancy and Pete will coordinate on December Newsletter content. Gina & Pete will coordinate on the printing of the labels. Bev volunteered to handle the labeling, printing and the mailing of the newsletter. **Thank you Bev for handling this, we really appreciate all that you do!**

- Next meeting: To be determined. Board will coordinate in January via email.

**Board of Directors**

<b>ISLA Board President:</b> Scott Fallis: local 719-942-3015, (h) 719-522-0893, (c) 719-510-6201 sfallis54@gmail.com (2020)
<b>ISLA Board Vice President:</b> Carl Jones: 719-942-3004 jcarl4248@gmail.com (2021))
<b>ISLA Board Member/Treasurer:</b> Pete Sardaczuk: 719-942-5037 psardac7@gmail.com (2019)
<b>ISLA Board Member:</b> Nancy Reed: 719-942-3912 nancykathrynreed@gmail.com (2019)
<b>ISLA Board Member:</b> Karina Lantzy: 719-942-4468 mem2isla@gmail.com (2021)
<b>ISLA Board Member:</b> Mary Stark: 719-337-1535, local 719-942-3737 merrybread@aol.com (2020)
<b>ISLA Secretary:</b> Gina Ledford: 719-942-3766 islacolo@gmail.com, GinaLedford@gmail.com