



- 11:00 Luncheon – Meet and Greet
The Association will provide luncheon meats, breads, condiments, water, plates, and flatware. Please bring a salad, vegetable, side dish, fruit or dessert to share.
- 11:30 ISLA Annual Meeting commences - Welcome and Introductions
 Annual chair reports
- President’s Report
 - Secretary’s Report
 - Treasurer’s Report
 - Station Three Report
 - Emergency Road Repair Report
 - Road Maintenance Report
- 11:45 Candidates for election to ISLA Board of Directors may introduce themselves and speak for 2 minutes each
- 12:00 Elections to fill 4 open board positions and Dues Proposal (same ballot)
 Deadline for voting is **noon** for Electronic and Paper Ballots
- 12:05 – 12:30 Tally of Ballots
- 12:30 Announcement of Dues Proposal Results
 Announcement of newly elected Board of Directors
- 12:35 Executive session of 2023-2024 Board of Directors to appoint officers
- 12:45 Announcement of ISLA Board of Directors Positions
- 1:00 Annual Meeting adjourned

ISLA BOARD OF DIRECTORS 2022-2023

ISLA Board President: Lester Limón 316-288-8418 919rosebush@gmail.com (2023)
ISLA Board Treasurer: Darin Anderson 719-221-9914 drandersoninc@gmail.com (2025)
ISLA Board Secretary: Mary Stark 719-337-1535, local 719-942-3737 merrybread@aol.com (2023)
ISLA Appointed Board Member: Kenneth Hainer LANDLINE 719-942-3930 (2023)
ISLA Appointed Board Member: Randy Stark 719-660-6101 rpstark@hotmail.com (2023)
ISLA Board Member: Steve Perkins 719-207-8517 steveperk@yahoo.com (2025)



Hello Indian Springs Association Members!

We are happy to announce and invite you to the

ISLA Annual Meeting and Potluck
June 10, 2023 from 11:00 am - 1:00 pm
Cotopaxi School Cafeteria

Come enjoy some lunch, socialize with your neighbors,
and receive updated information about our community.

*The Association will provide luncheon meats, breads, condiments, water, plates, and flatware.
 Please bring a salad, vegetable, side dish, fruit or dessert.*

Contact Mary Stark if you wish to help or if you have any questions: 719-337-1535 or email to islacolo@gmail.com

Your current ISLA Board Members:

ISLA BOARD OF DIRECTORS 2022-2023

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ISLA Appointed Board Member: Kenneth Hainer LANDLINE 719-942-3930 (2023)
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ISLA Board Member: Steve Perkins 719-207-8517 steveperk@yahoo.com (2025)

Board Elections: The bylaws provide for 6 board positions. There are currently four (4) open positions. Positions held by Lester Limón, Mary Stark, Kenneth Hainer and Randy Stark are open.

Because we have a nominating committee and in accordance with our bylaws, we will not be taking nominations from the floor. Nominations for direct voting remain the same.

To be in accordance with the rotation of the Board of Directors specified in the ISLA bylaws (Article V, Section 2), the (2) candidates receiving the most votes will serve 2 year terms and the remaining candidates with the next two highest vote counts will serve 1 year terms

Thanks to all board members for the time they put in to help the community in making this an amazing place to live and own property.

ELECTRONIC VOTING

If you have received this via email, you will NOT receive a paper packet via USPS.

Each landowner will receive a separate email – per lot owned – with an electronic ballot. If you choose not to use the electronic ballot and you appear in person, you or your proxy may still vote by paper ballot at the annual meeting on June 10th.

Board of Directors Candidates: The following six (6) landowners have notified the board that they would like to run for the open board positions, and their respective bios are listed below:
.....

Kenneth Hainer - Lot 90

I have been in the community for 7 years. I am a native to southern Colorado and a contractor in the area. I like to help out in whatever way I can – whatever projects are needed.
.....

Lorri Johnson – Lot 13

My husband retired and we moved from the suburbs of Houston to Colorado in 2021. When we found our property, I knew this is where we would make our new home. I loved all the people we met through the process and the quaint rolling neighborhood.

I have worked in the banking industry for 10 years. But my most rewarding job was when I worked for the school district. I have worked in Deer Park ISD and Clear Creek ISD, both in Houston area.

I would hope that I can bring our small community back together, the way I had envisioned it to be when we first drove through Indian Springs!

"Great things are brought about and burdens are lightened through the efforts of MANY HANDS anxiously engaged in a Good Cause."
.....

Lester Limón – Lot 159

My name is Lester Limón. I have been an Indian Springs property owner since 2008. I currently serve on the Board of Directors and want to continue my tenure for another term. I have enjoyed working with positive, capable people during my tenure and I wish to continue. I am a professional, licensed Architect by education and experience, and I have experience in organization, communication, logistics, and business. I am well versed in the skills necessary to be a part of a non-profit corporation and look forward to continuing my tenure. My work-focus for the next three years are to continue to stabilize our community's common assets and areas, finish projects that have been started, continue our standard of stewardship, and support other members of the Board of Directors.
.....

Scott McGaffey - Lots 88, 89

We have been property owners since 2018 and have had a home here since March 2020 and in April 2022, we moved in full time.

I am offering my time and resources to help our community stay strong, not sure what that is, but will give it my best.

Mary Stark - Lots: 15,16,17,18

My name is Mary Stark and I would like to serve our community on the ISLA Board of Directors. My husband and I have owned our cabin since 2014, and purchased the adjoining lots in the fall of 2021. We love the serenity and beauty of Indian Springs. I have served on the board previously and would like to continue serving.

We live in Colorado Springs and get to the cabin as much as we can. I have experience with other boards and community service and work well with others in a team environment. It is my desire to preserve the natural surroundings we have, be a good steward of the land and community, and keep Indian Springs the peaceful and great community that it is.

My purpose of being on the BoD is to continue that dedication to make our community a better place while being very conscientious with our limited funds. Our recent Board of Directors has established a high bar in what they are doing for the community, and I look forward to helping in that continued effort.

Randy Stark - Lots 15, 16, 17, 18

My wife and I have owned property in Indian Springs since 2014.

I have attended many board meetings as a land owner and also as a board member and have seen how the meetings can get combative because of a few individuals. I understand the importance of listening to everyone’s views while at the same time maintaining a voice of reason, respect and decorum.

I have experience in running businesses, managing employees, working with a team and would like to serve on the ISLA Board of Directors.

ISLA Directory: Great news! We have 2 volunteers who have graciously offered to put together our directory. With that in mind, we will provide an ISLA directory to all Landowners. Those included will be listed by lot number and ISLA address as this information is provided on the Fremont County Assessor site and is available for the public to see.

Those not wishing to be included should opt out at the registration table. You may also receive an email blast to obtain your preference.

Town Hall Meetings – We have held 2 very successful town hall meetings – March 18th and April 22nd. We appreciate all of the input received and the discussions of our members. You will see the 2 options for 2024 Dues Proposal on the ballot in this packet. These options came out of careful evaluation, respectful conversations and the openness experienced at the Town Hall Meetings.

Roads - Please obey the speed limit so the roads stay in good shape for the season.

Maintenance- We had a fall grading in 2022 and as of this publication, the spring grading is currently in progress.

Emergency Road Repair –

Of the expected income of \$31,400 from the 2021 and 2022 special assessments, we have realized expenses of \$26,066.28. The expected expenses to complete the project are \$2,500.

The remaining repairs include:

- Repair/extension of Bird Point culvert west of Red Feather
- Removal of unused culvert on Broken Arrow, reuse at Station 3 areas
- 2x loads of road base on hill north of Bird Point and Red Feather

Spring Report

If you use the spring, please be neighborly and take only what you need. Please complete the log at the spring with how much you have taken. Indian Springs is required to file a yearly report with the Colorado Division of Water in order to retain our water rights. Please remember that this water is not tested and is considered non-potable. Take and use at your own risk.

HOA Financials

The ISLA financial reports are posted on the ISLA website after each meeting of the Board of Directors. Financial planning is conducted at the board meetings. For input, please attend a board meeting or contact a board member. Board meeting times, agenda, and minutes may be found on the ISLA website.

HOA Fees and Temporary Assessments

The annual HOA fees pay for road maintenance and snowplowing of common roads. Currently, the HOA annual fees are \$140/lot.

The Temporary Assessments of \$100/lot for 2021 and \$100/lot for 2022 were put into place to repair and upgrade the common area roads after the washout flood in early July 2021.

If HOA Fees and/or Temporary Assessments are past due, and there is not a payment plan in place, liens have been filed on the property. Please contact the ISLA Treasurer for more information and to make arrangements for your property fees to be taken care of. Liens will be removed after the fees are paid. The ISLA HOA is registered with the Colorado Department of Regulatory Agencies and with the Colorado Secretary of State.

ISLA Volunteers- The support and contributions of volunteers is what keeps our community together and our annual dues low. Volunteers are the ones that give Indian Springs a sense of real community care.

2024 Dues Proposal: Please see the document included in your packet: 2024 Dues Proposal and be sure to VOTE on the option that you prefer either by electronic ballot or in person at the annual meeting.

Trash Service - The dumpsters near the IS entrance are private and not part of Indian Springs. Please arrange personal trash service with Lone Wolf Disposal in Howard or Fawn Hollow Transfer Station in Canon City, or a trash service provider of your choice.

Open Burning/Fire Pits - A BIG THANK YOU for putting safety first!

Call DMFPD (719-942-4444) prior to any open burning, including fire pits. Check for red flag warnings, wind conditions, be careful and have water ready. Neighbors will report any visible smoke. If DMFPD has not been notified, there will be a needless 911 emergency response.

Be Fire Wise and Safe: Consider if you really have to burn or have a campfire if there are high winds and/or dry conditions. RED FLAG WARNINGS are serious. Be sure to know if a RED FLAG WARNING is in effect prior to having an open fire. Check here for fine ban status:

www.fremontco.com/sheriff/firebaninformation.shtml

Facebook Group:

ISLA landowner Scott Jamerson has created a Facebook group for the community to reach out with road alerts, fire alerts, predatory animal reports, and any helpful and neighborly information, as well as pictures of our lovely community. The group is public and searchable. It is called ISLA landowners, tenants, and friends. All are encouraged to join & share. Let's stay informed.

Please be aware that this is NOT an official ISLA source for communication and is not controlled by ISLA or its board of directors in any way.

Here is a group link. <https://www.facebook.com/groups/630774021943676>.

COMMUNITY NEWS:

Good Samaritan List: If you need help, please reach out to any of our Good Samaritan neighbors listed below. These folks are full time residents of Indian Springs and have volunteered to help.

Darin Anderson	719-221-9914
Jeremy Fong	719-430-3462
Larry Kimball & Barbara Magnuson	719-942-4798
Karina Lantzy	719-942-4466 or 719-551-1428
Gina and Jared Ledford	719-942-3766
Dave & Joanie Nowlan	719-942-5267
Jim Potter & Nancy Reed	719-942-3912 or 719-221-5779 (cell)
Brad & Dee Warrington	719-942-4863



I designate the following person to vote on my behalf at the 2023 Annual Meeting on June 10, 2023.

I understand that the voting deadline is NOON on June 10, 2023.

Name: _____

Address: _____

Phone and/or Email: _____

AUTHORIZATION OF MEMBER ISSUING PROXY

Name: _____

Address: _____

Phone and/or Email: _____

Lot Number(s) _____

Signature _____ Date: _____



1. The mail-in ballot may be submitted by any member does not vote electronically.
2. Use the ballot(s) on the following page, one ballot (vote) per lot owned.
3. Vote for up to four (4) directors per ballot.
4. Follow the steps below to mail the completed ballot:
 - Place the completed ballot in a blank 'secrecy' envelope. Members who own more than one lot are to complete a separate ballot for each lot and place the ballots in separate 'secrecy' envelopes.
 - Place the secrecy envelope(s) (one per lot owned) in an outer envelope and put your lot number(s) on the lower left corner of the outer envelope and mail to ISLA at address below
 - Members who are also issuing a proxy may place the completed proxy form in the envelope with the secrecy envelope(s).
 - Apply the correct postage and mail:
 - ISLA
562 Big Bow Drive
Cotopaxi, CO 81223
5. Mailed ballots must be received in the ISLA mailbox by June 9, 2023. Ballots may be hand-delivered directly to the secretary before NOON at the annual meeting by the voting member or his/her authorized representative.
6. Ballots completed electronically will have precedence over paper ballots.
7. Failure to follow these instructions will invalidate the ballot. If you have any questions on completing the mail-in ballot, or to confirm that that your ballot has been received, you may contact ISLA Secretary Mary Stark ISLAcolo@gmail.com or 719-337-1535

Ballot Measure: 2024 Dues Proposal

1. Status Quo with Changes (No dues increase)

Summary: Dues remain at \$140 annually. Road grading is reduced from twice a year to once a year. Road conditions are expected to degrade from their current conditions, and will have to be evaluated annually by the BoD with input from emergency personnel in regard to safety and accessibility, with a new road maintenance standard for evaluation. If emergency personnel determine they can no longer safely navigate the community roadways, the BoD will be required by bylaws to take action to raise dues as required to maintain the roads in a usable state. In this scenario a reserve fund is met but Station 3 completion will **not** have necessary funding.

Status Quo with Changes (Eliminate 1 Grading per year for \$5k Savings)

Year	Annual Dues	Annual Income	Est Expenses	Amount Available For Savings	Total Savings Balance	Target Savings Amount	Notes	Cumulative Cost Per Lot
2024	\$140	\$22,260	\$17,575	\$4,685	\$26,685	\$33,390		\$140
2025	\$140	\$22,260	\$18,032	\$4,228	\$30,912	\$33,390		\$280
2026	\$140	\$22,260	\$18,501	\$3,759	\$34,671	\$33,390	Reserve Needs Met	\$420
2027	\$140	\$22,260	\$18,982	\$3,278	\$37,949	\$33,390		\$560
2028	\$140	\$22,260	\$19,476	\$2,784	\$40,733	\$33,390		\$700
2029	\$140	\$22,260	\$19,982	\$2,278	\$43,011	\$33,390		\$840
2030	\$140	\$22,260	\$20,502	\$1,758	\$44,769	\$33,390		\$980
2031	\$140	\$22,260	\$21,035	\$1,225	\$45,995	\$33,390		\$1,120
2032	\$140	\$22,260	\$21,582	\$678	\$46,673	\$33,390		\$1,260
2033	\$140	\$22,260	\$22,143	\$117	\$46,790	\$33,390	Dues Increase Required, New Reserve Target	\$1,400
2034	\$140	\$22,260	\$22,718	-\$458	\$46,332	\$33,390	Station 3 Needs *Never* Met	
2035	\$140	\$22,260	\$23,309	-\$1,049	\$45,283	\$33,390		
2036	\$140	\$22,260	\$23,915	-\$1,655	\$43,628	\$33,390		
2037	\$140	\$22,260	\$24,537	-\$2,277	\$41,351	\$33,390		
2038	\$140	\$22,260	\$25,175	-\$2,915	\$38,436	\$33,390		
2039	\$140	\$22,260	\$25,829	-\$3,569	\$34,866	\$33,390		
2040	\$140	\$22,260	\$26,501	-\$4,241	\$30,625	\$33,390		
2041	\$140	\$22,260	\$27,190	-\$4,930	\$25,695	\$33,390		

2. Initial Increase Plus Station 3 Special Assess (Dues Increase)

Summary: Dues increase to \$185 effective 2024 and remain static. This allows fulfilling the needs of a reserve fund and increasing investment in the road maintenance activities but does **not** address the completion of Station 3. To address that completion, a Special Assessment would be levied effective in the 3rd quarter of 2023 with a due date 12 months from time of billing to ensure as timely a completion as possible so that response time and insurance coverage concerns can be addressed. Station 3 estimated completion costs (using contractors) is roughly 30k for sheathing, electrical, HVAC and insulation. This translates to a \$200 per lot Special Assessment, and any unused funds (say, if community volunteers reduce expected contractor labor costs) would be refunded back to the landowners upon completion.

Initial Increase Plus Station 3 Special Assess (\$1000 Allocated to General Road Maint)

Year	Annual Dues	Annual Income	Est Expenses	Amount Available For Savings	Total Savings Balance	Target Savings Amount	Notes	Cumulative Cost Per Lot
2024	\$185	\$29,415	\$23,865	\$5,550	\$27,550	\$44,123		\$185
2025	\$185	\$29,415	\$24,485	\$4,930	\$32,480	\$44,123		\$370
2026	\$185	\$29,415	\$25,122	\$4,293	\$36,773	\$44,123		\$555
2027	\$185	\$29,415	\$25,775	\$3,640	\$40,413	\$44,123		\$740
2028	\$185	\$29,415	\$26,445	\$2,970	\$43,383	\$44,123		\$925
2029	\$185	\$29,415	\$27,133	\$2,282	\$45,665	\$44,123	Reserve Needs Met	\$1,110
2030	\$185	\$29,415	\$27,838	\$1,577	\$47,242	\$44,123		
2031	\$185	\$29,415	\$28,562	\$853	\$48,095	\$44,123		
2032	\$185	\$29,415	\$29,305	\$110	\$48,205	\$44,123	Dues Increase Required, New Reserve Target	
2033	\$185	\$29,415	\$30,067	-\$652	\$47,554	\$44,123		
2034	\$185	\$29,415	\$30,848	-\$1,433	\$46,121	\$44,123		
2035	\$185	\$29,415	\$31,650	-\$2,235	\$43,885	\$44,123		
2036	\$185	\$29,415	\$32,473	-\$3,058	\$40,827	\$44,123		
2037	\$185	\$29,415	\$33,318	-\$3,903	\$36,925	\$44,123		
2038	\$185	\$29,415	\$34,184	-\$4,769	\$32,156	\$44,123		
2039	\$185	\$29,415	\$35,073	-\$5,658	\$26,498	\$44,123		
2040	\$185	\$29,415	\$35,984	-\$6,569	\$19,929	\$44,123		
2041	\$185	\$29,415	\$36,920	-\$7,505	\$12,424	\$44,123		



Indian Springs Landowners Association
562 Big Bow Drive
Cotopaxi, Colorado 81223
www.islacolo.com

2023 Voting Options

Electronic Ballots will be sent on May 17, 2023 via email – one email per household and per lot.

Voting will commence at Noon on May 17, 2023 and will continue until Noon on June 10, 2023.

If you prefer to mail in a ballot, please print and use the paper ballot to follow, using the instructions in this 2023 Annual Packet.



Voters choose candidates for 4 vacancies and voters select up to 4 choices with a minimum of 1 choice. Landowners who have provided email addresses will receive one email per household per lot for electronic voting.

CANDIDATE NAME	
Kenneth Hainer	<input type="checkbox"/>
Lorri Johnson	<input type="checkbox"/>
Lester Limón	<input type="checkbox"/>
Scott McGaffey	<input type="checkbox"/>
Mary Stark	<input type="checkbox"/>
Randy Stark	<input type="checkbox"/>
Write in candidate	<input type="checkbox"/>
Write in candidate	<input type="checkbox"/>
Write in candidate	<input type="checkbox"/>

2024 Dues Proposal- Vote for one option.

1. Status Quo with Changes (decrease in services) Dues remain at \$140/lot/year	<input type="checkbox"/>
2. Initial Dues Increase Plus Station 3 Special Assessment a. Dues increase to \$185/lot/year - and remain static AND b. Special Assessment of \$200/lot – for completion of Station #3 Firehouse	<input type="checkbox"/>