



11:30

**Call to order:** Lester Limón

Welcome and introductions

**Annual chair reports**

- President’s Report - Lester Limón
    - ISLA is up to date with state mandated policies and we continue to edit our policies to be compliant with DORA
      - All documents are on website: [www.islacolo.com](http://www.islacolo.com)
    - We have had a good year with “normal” weather with little or no road issues
  - Secretary’s Report – Mary Stark
    - In the last 18 months, we have had 11 new owners buy property in Indian Springs
    - Keeper of the lists- email blasts to all landowners who want it and one email per lot for invoicing and electronic voting – please update the secretary with any needed changes or preferences
  - Treasurer’s Report – Darin Anderson
    - **PB&T Balances:** As of 6/6/24  
Checking: \$44,399.64  
Savings: \$5,087.58  
**Total: \$49,487.22**
    - **Vanguard** (Reserve Investment)\* as of 6/6/24  
**Total: \$22,965.28**  
\*Note: Not invested in the market, kept in a Settlement fund with a current return of ~5.25%
    - **2024 Budget Tracking:** As of 6/5/24  
**Overall:** Tracking very well to budgeted line items (at budget or under), no current concerns regarding covering expenses or being able to contribute to the Reserve Account at the end of the year.
      - Overages / Close to Overages:
      - 60030 Fees: \$590.40 vs budgeted \$410. This is given lien filings, however this is recouped in 40200 Late Fees and Lien Fees.
- Summary: No concern**

- 67030 (Vehicle) Maintenance and Repair: \$642.71 vs budgeted \$773.00

**Summary: A number of significant maintenance items required at the beginning of this year. Special thanks to Scott M. for doing the repairs otherwise we would be well over budget already. Will continue to monitor.**

- **Liens:** As of 6/6/24  
12 unique liens outstanding, 11 unique lots, 8 unique lot owners  
**\*Original\* Amount Outstanding (not counting late fees): \$2,863.00**
- **Station 3 Financials:** 5/29/24  
Total Expected by 9/1/24: \$31,400.00  
Received to date: \$17,233.00 (55%)  
Spent: \$13,990.96 (45%)
- **Transient Lodging Fees:** As of 6/6/24  
3 lots (as of March 2024) renting their homes as vacation rentals  
2 have paid, one lot outstanding @ \$1000 per lot
- **Wildfire / Roadside Mitigation** (As of 6/6/24):  
Phase 13 Complete as of April 2024: \$4095  
Remaining Grant Funds Available: \$7355 (Enough for 1.75 phases)

**Station Three Report:** Scott McGaffey – Scott will manage the day to day progress on the Fire Station

- **Electrical:** All but one step before inspection – targeting inspection week of June 17, 2024. Carl Jones will dig power line trench.
- **Drywall and Fire Blocking:** Contracts are in place and work is progressing
- **Insulation:** Contract is in place to complete insulation
- **Volunteers:** To keep costs down, community volunteers will be needed to complete drywall – Scott will schedule a workday based on completion of prior inspections and ISLA Secretary will send email blast seeking volunteers to be matched up to work needed
- **Final projects this summer:**
  - culvert installation
  - driveway gravel
  - retention pond grading
  - interior heat

**Road Report/Mitigation:** Darin Anderson - We have 3 more years of grants based on our current application – and the state decides when and how much to grant. To date, we have completed 8 years of road/fire mitigation. Many thanks to Darin Anderson for spearheading this endeavor and managing the funds efficiently.

**Road Report/Maintenance:** Carl Jones – The first grading of 2024 has been completed. Culverts on personal property are the landowner’s responsibility to clean. Culverts on common roads will be replaced with larger culverts as needed.

**Cattle:** Colorado is a “fence out” state. That being said, the front gate will be closed from March to October. Please use caution driving in and out across the cattle guard as the exit from Indian Springs is a blind curve.

**Introductions of Candidates for election to ISLA Board of Directors -**

Rich Castle

Scott McGaffey

**Election of new Board of Directors:** Mary Stark – Certified election results:

63 ballots were received (47 Electronic and 16 paper)

RESULTS:	57	Rich Castle
	57	Scott McGaffey
	1	Donald Trump

**10 minute Recess in Annual Meeting:** Lester Limón – for 10 minute Board of Directors executive session

**Announcement of ISLA Board of Directors Positions:** Lester Limón

President: Lester Limón

Vice President: Scott McGaffey

Treasurer: Darin Anderson

Secretary: Mary Stark

Board Member: Rich Castle

Board Member: Steve Perkins

**Transient Lodging-** Lester Limón – “Transient Lodging” is defined as renting property for a time period of less than thirty (30) days. Long term rental is defined as a rental of thirty (30) days or more.

Upon receiving information from the state of Colorado, the Indian Springs Board of Directors were motivated earlier in 2024 to implement a Transient Lodging Policy for Indian Springs. This policy can be found on the Indian Springs website: [www.islacolo.com](http://www.islacolo.com)

The Board of Directors earmarked the transient lodging fees thus far be added to the road budget, which includes grading, culverts, mitigation and maintenance, as well as the community truck maintenance and repair as it is used in plowing and other community wide needs. This allocation may be changed as needs present themselves.

The policy includes an application and an annual fee of \$1000 for the Landowner to implement Transient Lodging with a late fee schedule as listed on the website.

After discussion, a straw poll was taken of the landowners attending the annual meeting indicating 14 were in favor of determining the transient policy by vote of the landowners and 11 in attendance were opposed to a ballot measure, leaving the policy “as is”. As there were not enough lots represented in the room to constitute a quorum, no action can be taken by the electorate.

**New Business:** Betsy Castle – Betsy has been working with Kathy New (daughter of landowner Keith Rogers) to create a directory of landowners.

Betsy made a motion that ISLA create a directory using a new members-only, private portion of the website so it can be restricted to only ISLA members, who want to be included, and can have contact information that can be changed at any time, can be deleted if someone moves or decides they no longer want to share their contact information, or can be added to immediately for new people. It can also have other pertinent information for emergencies, services and the like, that are deemed needed or desirable.

After discussion, Clark Gardner volunteered to create such a private section of the website, create a document asking for pertinent contact information and invite the landowners to participate (or not) in whatever way they choose.

Outside of the private section, a lot map and list of owners by lot can be posted on the website as this information is published on the Fremont County Assessor website.

The motion was seconded and passed by a majority of members of the association.

**Upcoming Quarterly meetings:**

**In person:** @ Scott & Becky McGaffey's Barn: 332 Red Feather Road

**Online:** Link for meetings will be sent in email blast the week prior to the meetings...

Wednesday, September 18, 2024: 6 PM

Wednesday, December 11, 2024: 6 PM

1:40 Annual Meeting adjourned - Lester Limón

**ISLA BOARD OF DIRECTORS 2024-2025**

<b>ISLA Board President:</b> Lester Limón 316-288-8418 <a href="mailto:919rosebush@gmail.com">919rosebush@gmail.com</a> (2026)
<b>ISLA Board Vice President:</b> Scott McGaffey 719-371-2596 <a href="mailto:990scott@gmail.com">990scott@gmail.com</a> (2027)
<b>ISLA Board Treasurer:</b> Darin Anderson 719-221-9914 <a href="mailto:drandersoninc@gmail.com">drandersoninc@gmail.com</a> (2025)
<b>ISLA Board Secretary:</b> Mary Stark 719-337-1535, local 719-942-3737 <a href="mailto:merrybread@aol.com">merrybread@aol.com</a> (2026)
<b>ISLA Board Member:</b> Steve Perkins 719-207-8517 <a href="mailto:steveperk@yahoo.com">steveperk@yahoo.com</a> (2025)
<b>ISLA Board Member:</b> Rich Castle 505-215-0205 <a href="mailto:rich.betsy1@gmail.com">rich.betsy1@gmail.com</a> (2027)