

Indian Springs Landowners Association

562 Big Bow Drive, Cotopaxi, CO 81223

www.islacolo.com

Board of Directors Meeting Minutes

December 10, 2025 @ 6:00 PM

332 Red Feather Road and online

Present: Clark Gardner, Mary Stark, Darin Anderson, Lester Limon

Landowners: Donna Pierce, Mark Visconti, Steve Perkins

6:01 PM Call to order: Lester Limón

Secretary Report: Mary Stark

The annual (11/1/2024 – 10/31/2025) Community Spring water usage report was filed with the state. A motion was made and seconded to approve Secretary's report – motion carried.

Treasurer's Report: Darin Anderson –

ISLA Financial Statements are also posted on website

1. The ISLA balances to date are as follows:
 - a. PB&T Checking (Operational Budget) \$14,604.26 * includes incoming 2026 lot assessment pymts
 - b. Savings \$ 5,108.24
 - c. Vanguard (Reserve) \$36,773.00 *includes 2026 reserve allotment of \$4,293
 - d. Vanguard (Operational Surplus) \$21,311.41
2. 2025 Budget Tracking: As of 12/9/25
 - a. Overall: Tracking well to budgeted line items (at budget or under) with a couple exceptions detailed below (>\$500/line item)
 - i. Overages / Close to Overages:
 1. 64510 General Maintenance and Repair: \$8536.19 vs budgeted \$6304.50.
Unexpected large washout repairs exceeded our line item budget.
 - a. **Summary: \$1250 allocated from the 40400 – Transient Lodging Funds (3k total originally available) to cover shortfall.**
3. Liens: As of 12/9/25
 - a. 4 unique liens outstanding, 1 unique lot, 1 unique lot owners
 - b. **Total: \$2,422.00**
4. Station 3 Financials: 12/9/25
 - a. Total Expected by 9/1/24: \$31,400.00
 - b. Received to date: \$31,200 (99%)
 - c. Spent: \$29,475.81 (94%)
5. Transient Lodging Fees: As of 12/9/25
 - a. 3 lots (as of June 2025) renting their homes as vacation rentals
 - b. 3 have paid
6. Wildfire / Roadside Mitigation (As of 12/9/25):
 - a. Phase 14 Complete as of April 2025
 - b. Remaining Grant Funds Available: \$14,430

A motion was made and seconded to approve Treasurer's report – motion carried.

7. Management of Operational Surplus –

Brokerage (Vanguard)

Reserve Fund	Operational Surplus
<ul style="list-style-type: none">• ~14% (15 yr)• \$36,773• 72 - 96 hr. access	<ul style="list-style-type: none">• ~14% (15 yr)• ~\$21,000• 72 - 96 hr. access

Settlement
<ul style="list-style-type: none">• 3.5% to 5% avg. Return• 24 - 48 hr. access

PB&T

Savings	Checking
<ul style="list-style-type: none">• .29% return• ~\$5,000• Immediate access	<ul style="list-style-type: none">• Operational Budget• 0% return• \$30k max annually (varies)• Immediate access

PLAN: If we have surplus > \$1,000 over budget , that amount will be moved from checking PB& T and into the operational surplus “bucket” in the brokerage account.

The following motion was made: The treasurer will evaluate the surplus in the budget at the end of the fiscal year and move same to operational surplus “bucket” in the brokerage account. The motion was seconded and approved.

The following motion was made: The treasurer will close the savings account at PB&T and move the funds to the settlement account for better returns. The motion was seconded and approved.

Road Sub Committee Update: Darin Anderson

Goal: Proactively maximize repairs and upgrades to mitigate unplanned damage from big washouts as we have experienced over the past 3-4 years. The committee created a strategic plan for using resources (funds and materials) already at the disposal of ISLA instead of an assessment to landowners.

Two aspects: As discussed and approved by Board of Directors @ special meeting on November 13, 2025 (see minutes online)

1. DMFPD – as part of the grant funds already received for roadside mitigation, ISLA can direct the needed \$13,420 toward extending 50” culverts with 2 lanes across the culverts at Birdpoint and Red Feather. Appropriating funds for roadbase on Cedar Bluff can also be used in this initiative as both make the roads passable for smaller firetrucks and ambulances for community safety.
2. Carl Jones recommendations – Use \$12,600 of operational surplus as a “loan” to ourselves. It is expected that ISLA can replenish those funds over the next 4 – 5 years with decrease in emergency road repairs. These funds will accomplish:

- a. Retaining wall at Red Feather/Tenderfoot Circle will be built with concrete rip rap gathered previously (thank you Carl Jones) and already located in community
- b. Installation of 5 culverts purchased with ISLA budgeted funds in prior years, currently located in the community

The board wants to thank the road sub-committee for all of their research, expertise and time to obtain this information and strategically plan this road improvement initiative.

Architectural Committee: Carl Jones – this report will be tabled until Carl returns.

Community Volunteers are needed for this committee

Road Report:

1. General Road maintenance report – Carl Jones – tabled for this meeting
2. Road mitigation status – Darin Anderson
 - a. Road sub-committee will use some of the grant funds for road improvement/emergency vehicle access project – see **Road Sub Committee Update** above in these minutes...
 - b. Grants for road mitigation timeline: ISLA is usually alerted in August if funds are available. The application for these grants is not due again for several years.
3. Snow Plow Winter Readiness – Scott McGaffey/ Steve Perkins
 - a. Replaced brakes on plow truck
 - b. Did cleanup this summer
 - c. Recent snow plowing blew a hydraulic line and was repaired

A motion was made and seconded to approve the Road Mitigation and Snow Plow reports – motion carried.

Equipment: Scott McGaffey

- Plow truck will need a new windshield soon
- Adding a backup camera to the truck would be nice as volunteers sometimes hesitate to back up the vehicle
- Stall mats for Station #3
- Wood block for plow blade to rest on instead of cement

A motion was made and seconded to approve the Road Mitigation and Snow Plow reports – motion carried.

Station 3: Scott McGaffey

Lights are being left on to keep rodents out.

About \$1700 is left in the 2025 budget for Station #3 – will look at obtaining:

Shelving

Snow dams/installation

Thermostat that can regulate to 40 degrees to save on heating the building

A motion was made and seconded to approve the Station #3 report – motion carried.

Green Building: Scott McGaffey

There is an old plow blade, wiring and other unneeded items in the green building. Scott will trade his labor to clean out the building, offer items to community members for the portable heater in the green building.

A motion was made and seconded to approve the Green Building report – motion carried.

Website: Clark Gardner

Clark has created a “Community Resources” page with links to connect to government entities, medical/hospital services, road conditions/weather, neighbor services, and area recommendations.

A motion was made and seconded to approve the Website report – motion carried

New Business: Lester Limón – none

Old Business: none

Public forum: none

5:51 Meeting adjourned - Lester Limón

2026 Upcoming ISLA Board of Directors Meetings:

- 5:00 PM** Wednesday, March 11
Scott & Becky McGaffey’s barn: 332 Red Feather Road and online
- 11:00 AM – 1:00 PM** Saturday, June 13
Cotopaxi School - Annual Community Meeting/Potluck
- 5:00 PM** Wednesday, September 9
Scott & Becky McGaffey’s barn: 332 Red Feather Road and online
- 5:00 PM** Wednesday, December 9
Scott & Becky McGaffey’s barn: 332 Red Feather Road and online

ISLA BOARD OF DIRECTORS 2025-2026

President: Lester Limón 316-288-8418 919rosebush@gmail.com (2026)
Vice President: Scott McGaffey 719-371-2596 990scott@gmail.com (2027)
Treasurer: Darin Anderson 719-221-9914 drandersoninc@gmail.com (2028)
Secretary: Mary Stark 719-337-1535 merrybread@aol.com (2026)
Member: Rich Castle 505-215-0205 rich.betsy1@gmail.com (2027)
Member: Clark Gardner 303-903-4461 clarkjgar@gmail.com (2028)