

Indian Springs Landowners' Association

562 Big Bow Drive, Cotopaxi, CO 81223

www.islacolo.com

Board of Directors Meeting

March 11, 2023

Randy and Mary Stark's Cabin

101 Tenderfoot Circle

10:00 AM

1. Lester Limón called the meeting to order at 10:00 AM

Board members present: Lester Limón, Darin Anderson, Kenneth Hainer, Randy Stark, Mary Stark
Community members present: Ron Boschae, Betsy Castle, Rich Castle

2. Treasurer's Report – Darin Anderson, Treasurer

- a. Current Financial Statements – Darin presented an overview of ISLA's financial standing, noting that there is currently approximately \$27,000 in the checking account and about \$22,000 in the savings. In the past 6 weeks, we have collected about \$13,000 of the \$22,000 accounts receivable, with approximately \$9,000 still outstanding.

We have recently changed bookkeeping services and a full audit of all banking transactions from 1.1.2021 to current date has been completed.

- b. Review of current practices/changes:

- Darin reminded the landowners present that the timeline for collection of annual dues (sometimes referred to as Annual Assessments) is as follows:
 - December 1: Invoices sent to all property owners
 - December 31: Deadline for a property owner to request a payment plan of at least 6 months in duration, not to exceed 18 months.
 - January 15th: Report of unpaid assessments presented to the BoD
 - February 1: Notice of delinquency sent to applicable property owners
 - April 1: Filing of liens for unpaid assessments (A lien will not be filed if the member is participating in an approved payment agreement and is current with the payments)
- With this timeline in mind, liens will be filed April 1 against all properties with unpaid assessments.
- In our efforts to be good stewards of ISLA funds, we will be emailing invoices to landowners with a few exceptions of landowners who do not use the internet. We will also email annual packets and other correspondence to landowners as the need arises.

A motion was made and carried to accept the treasurer's report as presented.

3. Road Report

- a. Road Mitigation Grant Update – Darin Anderson

There is approximately \$5,300 remaining in the grant fund from BLM. This will allow for a partial mitigation phase in the SW side of ISLA. It is unknown if grants will be offered again – Darin remains ready to apply for mitigation grants in the future and to oversee the work done.

- b. Special Project Road Repairs update:

- Financial update - Darin Anderson – Darin reports that of the \$31,000 expected from the 2021 and 2022 Special Assessment (\$100/lot/year), \$25,000 has been received as

of March 1. A total of \$17,000 has been spent thus far with \$14,000 remaining to complete the emergency road repairs.

- Scope of repairs update – Carl Jones:

The spring grading will start on April 1, 2023. The roads need road base up Red Feather to the curve where Red Feather splits. The only thing left for the assessment is the extension of culvert at Red Feather and Bird Point along with the guardrail. Putting the boulders on the down side of the creek at Red Feather and Tenderfoot.

4. Old Business – Informational only

- a. Potential dues increase explanation and discussion will be held on Saturday, March 18th at 9:00 AM at the Cotopaxi school. A link for the meeting is posted on the website for landowners to attend the meeting virtually.
- b. Station #3 next steps- by the end of the year, ISLA will close out the building permit and instead have the building be accepted as a “shell building”. A few improvements will need to occur for this to happen. We can then use the shell building to park the ISLA Truck. At a later time, when ISLA has the funds to complete the building, we can reopen the building permit as a remodel of the shell building.

5. New Business:

- a. **Policies** – Per recent Colorado State Legislature, a few edits must be made to the policies dictated by the state, which ISLA adopted October 15, 2022. Specifically, there are 3 policies that were discussed:
 - i. ISLA Collection of Unpaid Assessments Policy CRS 209.5 (5) last amended July 13, 1997
 - A motion was made, seconded and carried to adopt the amended policy as the state mandates.
 - ii. ISLA Copying and Inspection Policy
 - A motion was made, seconded and carried to adopt the amended policy as the state mandates.
 - iii. ISLA Covenant, By-Law, and Policy Enforcement (Non-Assessment)
 - A motion was made, seconded and carried to adopt the amended policy as the state mandates.
 - iv. ISLA Transient Lodging Policy – The ISLA Policy Committee had available the first draft of a policy to allow ISLA property owners to participate in a *Transient Lodging* business without jeopardizing the peace, safety and quality of the Indian Springs Community. Discussion pertaining to the policy was had and constructive feedback was given. This policy will be edited and streamlined to insure its clarity and will be presented multiple times before being presented to the community for a vote at the annual meeting in June.
 - b. Volunteer Snow Plow Team – Pat Pirtle has volunteered to act as volunteer coordinator for the snow team. Traditionally, snow plowing of the common roads has been a volunteer position in Indian Springs. The board is investigating if we can continue to maintain the plowing with volunteers – and having them use the ISLA truck/plow blade to do so. We have identified a volunteer who has agreed to continue the plowing thru this winter season. Any community member who is willing to be a part of the volunteer plow team, please contact Pat Pirtle at (719) 207-2972. Pat can coordinate training and maintain the schedule.
6. Public Forum: Landowners present at the meeting discussed the following items:
- a. Supplying salt/sand/shovel at the mailboxes (on county land) to mitigate icy conditions
 - b. Many thanks to Steve Perkins for heading up the communications for ISLA – posting notices at the entrance, updating the website, sending email notifications to land owners, etc. Steve’s service to the community is much appreciated.
 - c. Is there a plan for the corner of Red Feather/Bird Point? When covered with snow, there is no visibility of the ditch and caution is advised until a solution can be completed.

- d. Road Maintenance should continue to be bid out to subcontractors. It was noted that it is sometimes difficult to have such contractors come to Indian Springs as it is off the beaten path.
- e. Upcoming Town Hall: March 18th at 9:00 AM – Cotopaxi School. This is an informational meeting only – where the BoD will share the status of our budget and introduce possible solutions. The goal is to have a consensus of land owners as to the option they most favor to be on the ballot at the annual meeting in June.

7. Meeting Adjourned by Lester Limón at 11:35 AM

Upcoming Meetings: Any changes to meeting times/location or additional meetings will be posted on the website. All meetings will be held at the Firehouse unless otherwise specified

March 18	9:00 AM	Town Hall Meeting	Cotopaxi School – zoom available
April 22 - if needed	9:00 AM	Town Hall Meeting	Cotopaxi School – zoom available
June 10	11:00 AM	Annual Landowner Meeting/Potluck	Cotopaxi School
September 9	10:00 AM	Quarterly Board Meeting	Station #3 Firehouse
December 9	10:00 AM	Quarterly Board Meeting	Station #3 Firehouse

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)