

Indian Springs Landowners Association

562 Big Bow Drive, Cotopaxi, CO 81223

www.islacolo.com

Board of Directors Meeting Minutes

September 28, 2026 @ 6:00 PM – ONLINE ONLY

Present:

Board of Directors: Lester Limon, Mary Stark, Clark Gardner, Darin Anderson, Rich Castle

Community Members: Kathy New, Gerald Adam

6:00 PM Call to order: Lester Limón

Proposed 2027 Budget: Darin Anderson, ISLA Treasurer – see attached budget

RECAP: For the last 3 years, we have been staying within our budget guidelines. We budgeted for Inflation at a flat rate of 3% and that assumption was accurate with 3 exceptions:

Insurances	8-10% inflation
Bookkeeping	10-12% inflation
Utilities	8-10% inflation

Even with these overages in inflation rates, we have been able to absorb the higher rates as we have been able to run the budget very tight. Our annual contribution(s) to the reserve fund have been as we anticipated.

LINE BY LINE EXPLANATION: Darin went over the proposed 2027 ISLA Budget line by line and answered all questions asked, with more discussion requested on:

Transient Lodging Fees: Justification for the Transient Lodging Fees will be discussed at the December 9, 2026 meeting.

A motion was made and seconded to approve the proposed 2027 budget. The motion carried.

6:23 PM Meeting adjourned: Lester Limón

UPCOMING MEETING: December 9, 2026 @ 5:00 PM-Quarterly ISLA Board of Directors
@Scott McGaffey's Barn (332 Red Feather Road) and online

ISLA BOARD OF DIRECTORS 2026-2027

President: Lester Limón 316-288-8418	(2029)	919rosebush@gmail.com
Vice President: Scott McGaffey 719-371-2596	(2027)	990scott@gmail.com
Treasurer: Darin Anderson 719-221-9914	(2028)	drandersoninc@gmail.com
Secretary: Mary Stark 719-337-1535	(2029)	merrybread@aol.com
Member: Rich Castle 505-215-0205	(2027)	rich.betsy1@gmail.com
Member: Clark Gardner 719-779-9139	(2028)	clarkjgar@gmail.com

**Indian Springs Landowners Association, Inc.
2027 Proposed Budget**

		TOTAL
		2027
Income		
40000 - Lot Assessments		29,045.00
40200 - Late and Lien Fees		
40210 - ISLA Fee Income		0.00
40400 - Transient Lodging Funds		1,000.00
43000 - Grant		10,000.00
Total Income		40,045.00
Expense		
60000 - Administrative & Operating		
60020 - Copies and Postage	50.00	
60030 - Fees	200.00	
60035 - Online Processing Fees	575.00	
60055 - Bookkeeping	1,397.75	
60070 - Web Support and Maintenance	233.81	
Total 60000 - Administrative & Operating	2,456.56	
62000 - Fire Protection and Prevention	10,000.00	
62500 - HOA Meetings	225.00	
63000 - Insurance	856.90	
64500 - Road Maintenance		
64505 - Grading	11,255.09	
64510 - General Maintenance and Repair	6,627.54	
Total 64500 - Road Maintenance	17,882.63	
65000 - Taxes		
65030 - Property Tax	400.00	
Total 65000 - Taxes	400.00	
66000 - Utilities		
66010 - Electric	750.00	
Total 66000 - Utilities	750.00	
67000 - Vehicle		
67010 - Auto Insurance	865.70	
67020 - Fuel	562.75	
67030 - Maintenance & Repair	1,060.90	
67040 - Registrations	270.88	
Total 67000 - Vehicle	2,760.23	
Total Expense	35,331.32	
Net Income		4,713.68