

ISLA Board of Directors Meeting

Saturday, August 15, 2020 10:00 a.m. – noon +/- at the green firehouse

I. **Roll Call 9:58 am.**

In attendance: Scott Fallis, Carl Jones, Karina Lantzy, Lester Limon, Gina Ledford, Amber & Jin Kim, Kim Philia, Pat Palmer, and Pepper Morel.

II. **Brief talk about rules on Covid-19 and our meeting requirements to comply.**

Before the meeting began, Scott discussed compliance of State regulations regarding public meetings. He posted regulations for all attendees to see. Everyone attending the meeting had their temperature taken before entering, wore masks, and were advised to observe distancing requirements.

III. **Administrative 10:00 a.m.**

A. Treasurer's Report, Banking Summary, HOA Delinquencies, and External Audit

Gina made available the banking summary, balance sheet, and 2019 external audit report to all in attendance. Landowners can request copies of these documents by emailing islacolo@gmail.com. Currently, there are only two (2) HOA delinquencies and liens have been filed on both properties. Lester advised that we will need to file yearly liens on the properties. A second lien will be filed in June of 2021 if these properties are still delinquent.

B. Secretary's Report, Annual Filings, Property Ownership Changes.

Gina reported only one property change since the last meeting. The Knowlton's sold their property. The new residents are Jin & Amber Kim and their 3 children. Welcome to the community! The community truck tags, registration, and use tax have been paid.

10:04 a.m.: Scott moved to accept both the Secretary and Treasurer's reports. Karina seconded the motion and the board unanimously approved.

Lester asked what happened with monies left over from one year to the next. Carl stated the money that was left was put into the savings account to be used for emergencies or special projects like the Cedar Bluffs road repair. Each year is started with a \$0.00 balance. Other budget issues were discussed such as snowplowing, road maintenance, and insurance cost. Gina stated that she will be meeting with the bookkeeper at the end of the year to formulate a new budget that will address updated costs and some different line items that need to be included.

C. Website

Scott reported no new items posted to the website. He explained how to access the website and what information is included on our website. To access the Indian Springs website visit: www.islacolo.com. The board discussed voting via the website. Further discussion to be covered under Section IV of this meeting.

D. Insurance

Karina discussed the additional drivers covered under the insurance policy. The board agreed that as long as the price is the same, she will leave all of the backup drivers on the policy in case Carl is not available for plowing. Next payment will be due February 2021. The budget allotment for next year will be updated to reflect the current rates.

IV. **Mail-in voting for board members 10:26 a.m.**

- A. Time Frame. Ballots will be mailed out by August 21st. The email with all electronic and mail ballot information will also be sent by Friday August 21st. All mail-in ballots must be postmarked by September 15, 2020. All email votes must be received by 11:59 pm on September 15, 2020.
- B. Counting of votes: how, when, and who. The board discussed at length the use of electionbuddy.com vs. using our current system of islavote@gmail.com for all landowners who wish to cast their votes electronically. After much discussion, it was concluded that using our current method this year will be the most time effective. Scott moved that we start working on the groundwork so electionbuddy.com can be utilized in future elections. Karina seconded and the board approved the motion. Gina and Lester will work together to facilitate the move forward using the new system. The votes will be counted on Saturday, September 17th by no less than 2 community members and 1 board members.

V. **Operations 10:50 a.m.**

- A. Road maintenance: grading, road material needs, culverts, any road work needed. Carl reported that road grading is done, but we are still having speed issues. Once the grading is done, the road is back to the original condition due to people driving at higher than posted speeds. Currently, the roads are in decent shape. Residents need to slow down if we are to maintain the road condition. Some cleanup work was performed on Red Feather due to rain issues and clogged culverts. The culvert work and bulkheading will begin toward the end of September. Scott Fallis and Robert Morel are providing poles for the bulkheading. There is work needed at the top of Broken Arrow. Two culverts need major work done due to debris coming down from the mountain. Eventually, we will need to change all of the culverts in the subdivision as most of them are undersized and cannot handle the amount of water and debris coming through them. The jackhammers are on reserve for the Cedar Bluff Project and Carl has secured two Bobcats for the work. Carl will research the cost to replace the culvert near the fire station.

Clean Your Culverts! Landowners are responsible for the cleaning and maintenance of their culverts. If your culverts are undersized, you will need to replace them. The minimum size for your culvert should be 12”.

Slow Down! Speeding up when you hit the washboards is causing road damage. The HOA fees go to the roadwork and more roadwork will lead to higher HOA dues.

- B. F550/ Maintenance. The routine maintenance is up to date on the truck. The blade has been reworked and welded directly to the frame in order to avoid future damage.

VI. Building 11:03 a.m.

A. Station 3 Update. Lester reported that the Deer Mountain Fire Department board has completely changed. He recapped the history of our efforts to get Deer Mountain to finish the Fire Station 3 per their agreement with Indian Springs. The situation with Deer Mountain is not progressing at this time and the board is discussing alternate means to get them to fulfill their obligation to our community. The board members responded to questions regarding home insurance rates and if they will go down once the station is finished. The rates won't go down due to a volunteer fire station; they are generally based on access to water, although each insurance policy is different. Some companies offer discounts for fire mitigation by the homeowners. The history of communications between ISLA and the Deer Mountain Board has been posted to islacolo.com. Lester said that, in conclusion, the Deer Mountain and ISLA situation is static at this time.

VII. Community Open Forum 11:12 a.m.

The attendees discussed changing the by-laws to allow for chickens. The changing of the by-laws requires extensive work and a 2/3 vote. The common consensus was that the changing of the by-laws will not be addressed unless there are formal complaints filed as outlined in the Indian Springs Landowner's Association Statement of Policies. If a policy change is needed, the board will form a policy committee to pursue the changes. The board members are not policing the lots and they are not looking for issues. They will only look at infractions that are addressed using the proper channels. Residents are encouraged to use common sense. If you have pets, keep them fenced in and respect your neighbors.

A community member asked about an abandoned building next to their lot. The building is open, falling down and poses a danger to children. The board will look into the situation before a formal complaint is filed through the Statement of Policies.

The Meeting was adjourned at 11:28 a.m.

VIII. Executive Session: Legal Counsel – The board entered executive session at 11:37 a.m.

Board of Directors

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