

# Indian Springs Landowners' Association

562 Big Bow Drive, Cotopaxi Co 81223

www.islacoloco.com

December 3, 2018

Greetings Indian Springs Association (ISLA) Members:

This is the Board's annual December Newsletter reviewing 2018 and looking toward 2019 in our community.

**Your 2019 HOA fees are now due.** Payment coupon and payment instructions are enclosed.

Indian Springs Landowners' Association annual dues continue to be *\$140.00 per lot* and your payment is due by January 31, 2019. A late fee of \$5.00 per month per lot will be charged on any assessment not paid on or before February 15, 2019. Thank you for paying promptly.

Please review our Articles, By-laws and Covenants on the ISLA website: [www.islacoloco.com](http://www.islacoloco.com).

**ISLA Annual Meeting – Saturday, June 22, 2019 - Mark your calendars!**

The 2018 ISLA annual meeting was a friendly, informative community gathering. The food was delicious. Hope you will be able to join us this coming June. This is a rare opportunity to meet each other.

- Phone and Address Directory

We hope to have an updated directory of Indian Springs residents ready for our annual meeting. As part of the enclosed payment coupon we ask you to update your contact information and whether it is ok to publish your information in our upcoming directory. Please take the time to complete this so that our 2019 directory can be as accurate as possible. Thank you.

- Board Vacancies

The two board positions held by Pete and Nancy will be open for our 2019 board election. If you would like to run for one of these positions, contact any board member. You will need to have a short biography ready for the May 2019 newsletter and, if possible, be present at the HOA meeting in June.

## **Roads**

We graded the complete subdivision in the spring. This included ditching of the roadways to manage water flow into our culverts. We also spot graded the roads in the fall. The wash boarding that occurs on our dirt/gravel roads can be alleviated if folks would slow down a bit, especially on the front main entrance. Six loads of road base were brought in. Five loads were laid on the main entrance where traffic is heaviest and one load on the Cedar Bluff curve. Special road maintenance was performed on Cedar Bluff to help with the roughness and for runoff control. We had a volunteer culvert dig out party this summer. Thanks to those volunteers who helped dig out culverts with shovels. We then blasted open the plugged-up culverts with water pressure from our ISLA F550 truck which has 500 gallons on board. We are hopeful this road maintenance, money spent, and volunteer labor is noticed and appreciated by the community.

- 2018/2019 Winter Weather and Snowplow Season

For details, click under snowplow policy on the ISLA website. HOA fees pay for snowplowing of common roads. Volunteers have kept the ISLA F550 in good working condition and maintained and mounted the snowplow. Generally, the subdivision is plowed after 4" +/- of snow but is dependent on conditions. **Bruce Dunavin 719-792-0431 is this winter's snow plow coordinator**, a volunteer function. Thank you, Bruce. To be a volunteer snowplow driver contact Bruce. Due to insurance regulations you need to be on our insurance before you can drive the ISLA F550. Many thanks to our great volunteer snowplow drivers!

Plowing of Private Driveways 2018/2019 - Cost, Process & Billing. The process will remain the same as last year. The cost for plowing a landowner driveway is \$30. All fees for private plowing should be sent to: ISLA 562 Big Bow Drive Cotopaxi, CO 81223. A snowplow log is kept in the F550 for the drivers to utilize when plowing. **Remember Bruce needs 24-hour notice to plow a driveway.**

- F550 Truck

The ISLA Ford F550 Truck continues to serve as our snowplow vehicle, used for Good Samaritan firefighting and water tender to water down the roads after we put down road base. All water is drained out of the F550 in the fall to avoid water damage in the winter. We have purchased and installed two side mounted tool boxes on the F550. Thanks to Pat Pirtle for volunteering his time on vehicle maintenance. Thanks to Dave Nowlan for his assistance in installing the F550 tool boxes.

### **Treasurer's Report**

For a YTD Transaction report or YTD Banking Summary please email psardac@gmail.com. ISLA financials are completely open and available to all landowners. We require receipts for all expenditures, two signatures on all checks and debit card purchases. This ensures no shenanigans with our money and that no money gets spent without going through the board. A Year End Banking Summary will be mailed with the May 2019 Newsletter after the Internal Audit has been completed for calendar year 2018.

The YTD Banking Balances: 11/24/2018

\*\*\*1990 Emergency Savings \$20,050.99

\*\*\*5007 Checking: Balance \$ 4,940.81

At the October 6<sup>th</sup> board meeting the board approved transferring \$10,000 from Checking to Savings. This is reflected in the above balances. The purpose is to build up our contingency fund and perhaps use it to find a new lot/building to store our F550. Go to [islacolo.com](http://islacolo.com) under Board Agenda/Meeting for details. More on this in our May newsletter and at the June 2019 HOA meeting.

### **Secretary's Report**

Gina Ledford has been a tremendous asset to ISLA as secretary. We are so happy to work with her. Gina and her husband Jared are a delightful addition to our community.

### **Website**

Check out our revamped website at [www.islacolo.com](http://www.islacolo.com) Lots of good, easily accessible information there. Thank you, Scott for all your work making the website a real asset for our community.

### **Fire Mitigation**

Indian Springs has been awarded another grant, this one for \$12,000, by BLM to continue our roadside mitigation / Community Wildfire Protection Plan (CWPP) action items! Last year we used the original \$10,000 grant to complete our first 4 phases of roadside mitigation. General feedback has been excellent. This cutting has been completed by local ISLA resident Ken Haines who has done an amazing job, and chipping completed by another local contractor. The plan for this new grant is twofold: First, we are going to be continuing the roadside mitigation into Phase 5 starting down a spur on Red Feather, and if time permits, up the remaining Bird Point spur. Second, we are buying reflective home address signs to allow quicker location by emergency responders. These signs will be brown with white numbers for good visibility. The grant has also been modified to extend the duration as well as amount being requested which will help simplify future grants, if BLM were to have money available! We are grateful for this grant support from BLM, it is making a large difference in our community. The CWPP can be found at [islacolo.com](http://islacolo.com) under fire protection.

We will need a volunteer to cut 6' U Channel stakes into smaller pieces and volunteers to mount the address signs in the ground. Please email [islacolo@gmail.com](mailto:islacolo@gmail.com) or contact any board member if you would like to help. Many thanks to Darin for his work on both the grants and the mitigation. We appreciate his efforts and dedication to making Indian Springs safer for all of us.

### **Deer Mountain Fire Protection District (DMFPD) Fire Station (#3) in Indian Springs**

The construction of the Deer Mountain Fire Protection District fire station in Indian Springs has been stalled by two construction problems for over a year. The first was concern over the length of the building's set back from Bird Point Dr. In July, the Fremont County Board of Zoning Adjustment granted a variance for this setback allowing the building to be completed. The second construction problem is with storm water drainage on the site. The drainage needs to be repaired first before construction can continue. The DMFPD Board approved funds to repair the drainage in August 2017 but the work has not been done.

- ISLA Fire Station Building Committee Report - Lester Limon, Chair

After meeting on more than one occasion with the DMFPD Board in October and November, the amount of \$2,750.00 was added to their 2019 budget (which is their estimate) for the completion of the drainage at the building site. DM reiterated its commitment to complete the drainage repair. The final drainage plan, while completed by a civil engineer out of Denver, has yet to be approved by the County Engineer. Upon approval, the work on the drainage can commence. There is no money in the 2019 budget for any further work on Station #3. The committee is currently working on a use agreement between ISLA and DRFPD to allow the use and storage of our truck in the original building.

- DMFPD Fire Fighter Report

We are very grateful to Dave Nowlan and Pete Sardaczuk our two Indian Springs DMFPD volunteer firefighters. ISLA appreciates their hard work and efforts on behalf of our community.

### **Covenants**

Indian Springs is a covenanted community and we ask people not to violate those covenants and keep IS a welcoming community. We have seen some deteriorating properties and ask landowners to keep their properties clean and in compliance with the covenants. This prevents the community from declining and minimizes fire risks. Being proactive on this avoids any future conflict with covenant enforcement. [www.islacolo.com](http://www.islacolo.com) under regulations is where the covenants and bylaws can be found.

### **Community Forum**

Board meeting agendas and minutes are posted out front on the bulletin board, on the ISLA website and are emailed out. Since not all folks have email addresses, we continue to paper mail the most important information.

Bob Bauer, a longtime Indian Springs resident, has passed away. He was Fire Chief when we had an Indian Springs Volunteer Fire Department. Bob was always willing to help others and was very active in our community watch program by patrolling the subdivision on his ATV. Rest in peace, Bob.

*We ask folks to be VERY careful with any type of open fires/flames/campfires/cigarette butts. If you are going to have visible smoke from an open fire, call DMFPD ahead of time to avoid a 911 callout situation, 942-4444.*

In closing, have you seen our new Road Signs?! These were purchased with your HOA dues and installed by volunteers. Thanks to Dave Nowlan, Bruce Dunavin, Carl Jones, Darin Anderson and Pete Sardaczuk.

Wishing everyone all the joys of the season!

Your ISLA Board

*Scott, Carl, Pete, Nancy, Karina, Mary and our ISLA Secretary Gina*

Enclosures:

2019 Payment coupon and instructions

**Board of Directors**

<b>Board President:</b> Scott Fallis: (IS) 719-942-3015, (h) 719-522-0893, (c) 719-510-6201 sfallis54@gmail.com (2020)
<b>Board Vice President:</b> Carl Jones: 719-942-3004 jcarl4248@gmail.com (2021)
<b>Board Member/Treasurer:</b> Pete Sardaczuk: 719-942-5037 psardac7@gmail.com (2019)
<b>Board Member:</b> Nancy Reed: 719-942-3912 nancykathrynreed@gmail.com (2019)
<b>Board Member:</b> Karina Lantzy: 719-942-4468 mem2isla@gmail.com (2021)
<b>Board Member:</b> Mary Stark: 719-337-1535, local 719-942-3737 merrybread@aol.com (2020)
<b>Secretary:</b> Gina Ledford: 719-942-3766 islacolo@gmail.com, GinaLedford@gmail.com



Roadside Fire mitigation continues on Bird Point Drive



New road signs for our community...thanks to our volunteers!