

Indian Springs Landowners' Association
562 Big Bow Drive Cotopaxi Co 81223
www.islacolo.com

ISLA Board of Directors Meeting Summary
Saturday, February 15, 2020

I. Meeting Open/Roll Call – Scott Fallis called the meeting to order at 10:10 am. In attendance: Carl Jones, Karina Lantzy, Lester Limon (via phone), Mary & Randy Stark, Pat & Susan Pirtle, Gina & Jared Ledford, Nancy Reed, Pete Sardaczuk, Jolene Hoffman, Joan Adair, Dave Nowlan, Jeremy Fong, Gerald Adam, and Regina Smith Mattingly.

II. Administrative

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

Pete handed out the Indian Springs Banking Summaries. As of 2/14/20, the emergency savings balance is \$20,055.97, the checking balance is \$18,512.32, and the carryover from 2019 is \$1,958.63. The board requested the carryover from 2019 be placed in savings to be used for the Cedar Bluff road repair and maintenance project. For copies of the Banking Summaries, email islacolo@gmail.com. Pete discussed the need for an external audit of the Indian Springs books. At 10:25 am, the board approved Pete pursuing an external audit to be performed by Amber Conover who was recommended by Lester Limon.

Pete stated that approximately 18% of the landowners have not paid their 2020 HOA dues. He will be sending letters assessing late fees on March 1, 2020. He will also be sending billing for unpaid snowplowing of private driveways.

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

Gina reported that Pete filed the annual Colorado Division of Real Estate/DORA registration & renewed the State of Colorado non-profit status. She reported that Pete & Jolene sold their home. The new owners, Gerald & Regina, were in attendance. She said she would be contacting the landowners that have not paid their 2020 HOA dues via email as a final notice before the late fees are enforced.

C. Website/Future Management

Scott discussed the need for a CC to be on file with the company that hosts the ISLA website. Currently, his personal card is the one on file. He will likely not run for the board again, so the card will need to be changed. The board discussed having Carl Jones go to the bank and secure a CC to be used for this purpose. Karina Lantzy motioned to approve this solution and Mary Stark seconded. The motion was unanimously passed. Scott also discussed the need for someone to manage the website when he has retired from the board. Gina volunteered to maintain the website, as needed. Pete Sardaczuk recommended the board raise the pay for the secretary position from \$149 per quarter to \$100 per month. 10:56 am -Karina moved that the pay be raised and Mary seconded the motion. The board voted unanimously to raise the pay for the ISLA secretary to \$100 per month.

III. Annual events

A. Annual Community Meeting

The Annual Community Meeting and Potluck will be held on June 27th. Karina will call the Cotopaxi High School to reserve the cafeteria. Karina, Mary, and Gina will coordinate the food, drinks, and raffle details. Let any of them know if you are willing to volunteer with set up and clean up. If you would like to have any issues addressed during the meeting, please forward requests to islacolo@gmail.com to be included on the agenda.

B. May Newsletter

Nancy Reed volunteered to help Gina with the May newsletter and voting materials for the upcoming board election. The Newsletter will go out on May 1st. Nancy also volunteered to help with the voting materials for the board. Thank you Nancy!!

C. Board Elections

Scott Fallis and Mary Stark's terms are up. Pete Sardaczuk is no longer on the board as he sold his house. Scott & Mary will both be re-running for their positions. Scott recommended assigning Pete's vacated position to Jeremy Fong. Jeremy will finish out Pete's term per the ISLA Covenants (Article 5). Thank you Jeremy for volunteering! Gina notified the board that David Lord included a note with his HOA payment that he would be running for a board position. Anyone else who is interested in running for a board position is encouraged to contact any board member or the secretary for the board.

D. Treasurer Position

The treasurer position is currently held by Pete. He will continue in this role until a suitable replacement has been found. The board discussed paying a bookkeeper, accountant, or possibly the current ISLA secretary to take on the role. Pete will contact two professional accountants or bookkeepers to see if they would take on the treasurer role and what the cost would be. – Thank you Pete, for continuing to be such a great asset to Indian Springs. We are going to miss you!

E. Voting Ballots

Nancy Reed & Mary Stark volunteered to help Gina with the voting ballots. Ballots will be mailed June 1st.

IV. Operations

A. Road Maintenance: Spring Grading, Road Material, Maintenance, Etc.

The board addressed the issues at the ISLA entrance. Carl Jones suggested that plowing be done down to the gravel and sand be spread in the area. The board asked Carl to look in to the cost of a spreader. The board also discussed the issue on Cedar Bluffs. The road is down to bedrock. Renting equipment to break up the rock and fill in/spread out the road was suggested. If equipment is rented on a Friday, cost would be for one day but the equipment can be used all weekend, if returned by Monday morning. 11:35 am –Carl Jones motioned that the work be done this spring using the money set aside for the project. Karina Lantzy seconded the motion and the board unanimously approved the work.

B. Snowplow Report

The board discussed improving the snowplow work in the community by having one primary driver, specifically Carl Jones, and the other volunteers as back up for cases when the driver is not available. Carl Jones will also take over all private driveway plowing. He will be paid directly by the homeowners. The cost for his service will remain the same as what ISLA was collecting. 11:27 am – Scott motioned to approve Carl Jones' taking over the snowplowing, Mary Stark seconded the motion and the board unanimously approved.

C. F550

The F550 needs tires with deeper lugs in order for the chains to fit. Carl will get pricing for the tires and the board will vote via email on replacement. The hydraulic system was discussed and may be utilized for future road maintenance.

V. Fire House Building

A. Deer Mountain Board Status Update

Lester reported that Deer Mountain board is "in chaos" right now. The community is trying to oust Elaine and the entire board.

B. Fire House Committee Report – Current Status of Indian Springs Firehouse 3 Project

Per Lester Limon, Elaine reports that a survey has been done, but the company that performed the survey is having computer problems and is unable to send the survey to the county. A few weeks ago, at the Deer Mountain meeting, Jerry St. John said they would be moving ahead with Station 3. He is not on the current board, so he does not have access to the funds to move forward at this time. Carl Jones reported that Jerry St. John let him know the work will begin as soon as the financing is released by the board. Although the situation with Deer Mountain is volatile right now, Lester will continue communication with Elaine.

C. Where do we go from here/Future Action

The board discussed filing legal paperwork to try to get the Deer Mountain board to honor their agreement with our community. Members of the community voiced their frustration with the fact that for the last couple years, the Deer Mountain Board has allotted money for Station 3, but no work has been done. The community and ISLA Board were all in agreement that the problem exists with the Deer Mountain board and NOT the firefighters. The ISLA board requested that our attorney look in to possible legal action. Due to the instability of the Deer Mountain Board at this time, the community is encouraged to attend their board meeting; these meetings are held the 3rd Wednesday of every month @ 6 pm. Discussion was held over organizing rides from our community to attend these meetings. The ISLA board and community members in attendance also discussed the upcoming Deer Mountain Board election in May. Some of the ISLA community members stated that they would be willing to run for the board positions.

VI. Community Forum

A. Open Topics/Set Next Board Meeting

For now, the next board meeting will be the community meeting in June. A meeting may be scheduled before then, depending on the Deer Mountain Fire Department situation. The board meeting was adjourned at 12:08 pm.

Board of Directors

Board President: Scott Fallis: (IS) 719-942-3015, (h) 719-522-0893, (c) 719-510-6201 sfallis54@gmail.com (2020)
Board Vice President: Carl Jones: 719-942-3004 jcarl4248@gmail.com (2021)
Board Member: Karina Lantzy: 719-942-4468 mem2isla@gmail.com (2021)
Board Member: Mary Stark: 719-337-1535, local 719-942-3737 merrybread@aol.com (2020)
Board Member: Lester Limon: 719-275-2274 919rosebush@gmail.com (2022)
Board Member: Jeremy Fong: 719-430-3462, JFInspections@outlook.com (2022)
Secretary/Treasurer: Gina Ledford: 719-942-3766 islacolo@gmail.com, GinaLedford@gmail.com