

**Indian Springs Landowners' Association**

562 Big Bow Drive, Cotopaxi, CO 81223

[www.islacolo.com](http://www.islacolo.com)

Board of Directors Meeting  
Held @ Scott & Becky McGaffey's home  
332 Red Feather  
And by remote access: Ring Central  
December 9, 2023

Call to order: Lester Limón called the meeting to order at 10:07 AM

**Board Members Present:** Lester Limón, Darin Anderson, Steve Perkins, Scott McGaffey, and Mary Stark (remote access)

**Community Members Present:** Robin Simpson, Mark Wiedeman, Heather Burrows, Jesse Bulpett, Lana Piller, Sergi Rodionov, Carl Jones, Dave Nowlan, Clark Gardner

1. Secretary Report: Mary Stark
  - Due to our state mandated privacy policy, we are unable to publish personal information that is not available online. That being said, we will send notification upon completion and anyone that wants a pdf copy may request one.
2. Treasurer's Report – Darin Anderson, Treasurer
  - Overview: ISLA currently has approximately \$25k in checking, \$22k in savings and \$12k in the Station 3 fund
  - We are tracking positively with the 2023 Budget

A motion was made, seconded and carried to accept the treasurer's report as submitted.

- Online payment Readiness – now online payments are up and running. We tested it, implemented it and it is ready. There is a serve fee payable to the online service that is collected from the landowner at time of payment and does not increase any funds received by ISLA.
- 2024 Budget. As a reminder, the 2024 proposed budget has been posted online and was created using the successful 2023 budget and adding 3% inflation to the expense line items, with the exception of insurance costs, which have increased at a higher pace during the last 5 years. General operating fund for 2024 will be approximately \$29,045, an increase of about \$7,000 over 2023, supported by the annual lot fees increase, effective 2024. We are targeting our reserve fund to be no less than 1.5x the annual operating budget per our adopted Reserve Fund Policy. It will take until 2029 or 2030 to accomplish this goal.

A motion was made, seconded and carried to accept the 2024 ISLA Budget as submitted. The final budget will be posted online.

- Station 3 collections to date – We have collected approximately \$12,000 of the special assessment, voted in by landowners in the summer 2023. (\$200/lot special assessment to complete Station #3). These assessments are due in full by September 2024.
- Paper Invoice Fee Proposal – Because online payments collect service fees, the treasurer proposed charging a fee of \$3 to offset costs of the processing and mailing of paper invoices. We have approximately 18 lot owners who request paper invoices.

A motion was made and seconded to charge this fee. The motion was defeated.

- ISLA Funds Investment Proposal – Due to the negligible amount of interest earned on the ISLA monies held in bank accounts, a proposal was made to transfer \$5,000 from Checking to the savings account

A motion was made, seconded and carried to accept the ISLA Funds Transfer as described.

- An additional proposal was made to move \$5,500 from checking to a Vanguard investment as proposed.

A motion was made, seconded and carried to accept the ISLA Funds Transfer to investment as described.

3. **General:** Lester Limón

- Station 3 build update – Electric heat pump will be the mechanical heat source for Station 3. Bids are going out to companies for the work. The board will begin to define the operational relationship with Deer Mountain Fire Department. The work will commence in Q1 2024. There will be volunteer opportunities for lumber work and drywall help after the power is installed to the facility.

A motion was made, seconded and carried to accept the Station 3 Building Update as submitted

4. **Website** - Steve Perkins

- Online payments are up and running
- Working on private login access for landowners and also community calendar

5. **Equipment:** Scott McGaffey/Steve Perkins

- Truck Maintenance Report – Supplies to include fluids, battery charger, new spare fuel and a mechanical key hold lock-box for the “Green Building” was proposed.

A motion was made, seconded and carried to purchase supplies needed and the lock-box.

6. **Road Report:**

- Road maintenance report – Carl Jones – All planned 2023 road work has been completed to date. The cost of gravel has increased to \$400/truckload and other sources for material are being sought out. We do have an additional \$1000 in funds budgeted for 2024 due to road maintenance and cost of materials increases. Wash boarding is going on in most trafficked areas. It was suggested that we take the snow down to the tops of the washboard areas, particularly the front entrance.
- Road mitigation status – Darin Anderson - the 2023 Road Mitigation has been completed. Grants have been approved for the next phases of mitigation during 2024 (April and November are targeted)...and when funds are released by the state, the mitigation can continue.
- Snow Plow update - Scott McGaffey/Steve Perkins – A high priority is orientation and training of 3 new drivers who have volunteered. A suggestion was made to change the snow plow policy from 6” to 4”.

The Board directed the Road Committee to edit and/or amend the snow-plow guidelines to respond to changing conditions.

7. **New Business:** Lester Limón

- 2024 Quarterly Meeting Schedule was adopted:

March 06, 2024	Wednesday	6:00 PM – Scott & Becky McGaffey’s Barn
June 15, 2024	Saturday	11:00 AM – Cotopaxi School
September 18, 2024	Wednesday	6:00 PM – Scott & Becky McGaffey’s Barn
December 11, 2024	Wednesday	6:00 PM - Scott & Becky McGaffey’s Barn

8. **Old Business:** Lester Limón

- Transient Lodging Policy – A recommendation was made to implement a Vacation Rental Policy for Indian Springs. A charge of \$1000 per year was suggested to help mitigate the additional stress on the road infrastructure, our largest asset. A vacation rental (less than 90 days) policy with no open burning will be implemented on January 1, 2024. The landowner must apply for a permit with an annual fee of \$1000 per address. Both the application and funds will run through the Treasurer and funds will supplement the road maintenance budget.

A motion was made, seconded and carried to approve the Vacation Rental Policy as written, effective January 1, 2024, with a no burning rule added.

The policy and application will be posted online.

9. **Public forum:**

A community member suggested that they would like to install a book Sharing box for the benefit of the community. It will be placed on ISLA Community Property, Station #3.

**Meeting Adjourned: 12:00**

**Upcoming Meetings:** The dates/location for 2024 meetings are as follows:

March 06, 2024	Wednesday	6:00 PM – Scott & Becky McGaffey’s Barn: 332 Red Feather
June 15, 2024	Saturday	11:00 AM – Cotopaxi School
September 18, 2024	Wednesday	6:00 PM – Scott & Becky McGaffey’s Barn: 332 Red Feather
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**ISLA BOARD OF DIRECTORS 2023-2024**

<b>ISLA Board President: Lester Limón 316-288-8418 <a href="mailto:919rosebush@gmail.com">919rosebush@gmail.com</a> (2026)</b>
<b>ISLA Board Treasurer: Darin Anderson 719-221-9914 <a href="mailto:drandersoninc@gmail.com">drandersoninc@gmail.com</a> (2025)</b>
<b>ISLA Board Secretary: Mary Stark 719-337-1535, local 719-942-3737 <a href="mailto:merrybread@aol.com">merrybread@aol.com</a> (2026)</b>
<b>ISLA Board Member: Scott McGaffey 719-371-2596 <a href="mailto:990scott@gmail.com">990scott@gmail.com</a> (2024)</b>
<b>ISLA Board Member: Steve Perkins 719-207-8517 <a href="mailto:steveperk@yahoo.com">steveperk@yahoo.com</a> (2025)</b>