

**INDIAN SPRINGS LANDOWNERS ASSOCIATION  
EXECUTIVE BOARD MEETING  
OCTOBER 15, 2022  
STATION #3**

Board Members Present:

Lester Limón, President  
Carl Jones, Vice President  
Darin Anderson, Treasurer  
Ken Hainer, Member

Board Members Absent:

Mary Stark, Secretary  
Randy Stark, Member

Landowners Present:

Steve Perkins, Website Administrator

Call to Order: 10:17 a.m. A quorum of the Executive Board was in attendance.

**AGENDA**

Additional items added to the agenda by request:

- Delinquency notifications report
- Waiver of Liability form edits
- Policy Committee report

Motion to accept agenda as amended; motion and second. Motion passed 4-0.

**Conduct of Meetings reminder** – Darin Anderson

**REPORTS**

Secretary's Report

There was nothing to report from the Secretary, in person or in writing. Notes taken during the meeting performed by Lester Limón.

Treasurer's Report – Darin Anderson

Mr. Anderson reported that, since taking the books in August, he has been working with Second61 (bookkeeping service provider) to re-categorize some of the tracked line items (adding some and deleting others). He has also been reviewing and re-categorizing deposits to track the projects at IS.

He also reported that he has sent out the delinquent notifications for 2021 Annual Dues, 2021 Special Assessment, and 2022 Annual Dues. Those receiving them have 30 days beginning on October 17<sup>th</sup> to remit payment or liens will be pursued.

A motion to approve the Treasurer's Report was made and seconded. It was passed 4-0.

### Road Mitigation Contract Report – Darin Anderson

ISLA received a ten thousand dollar grant, similar to ones we've received in the past, to continue mitigation efforts in IS. The plan is to begin Phase One in November and Phase Two in April. The updated plan for work is posted on the IS website. Please keep an eye on the website for updated announcements.

If you have any questions, please contact Darin directly at [treasurer@islacolo.com](mailto:treasurer@islacolo.com).

### Emergency Road Repair Report – Carl Jones and Darin Anderson

To date, ISLA has spent approximately 15,000 dollars of the 31,800 dollar budget amount. The lion's share of the invoices were devoted to early efforts recreating drainage and supporting safe roads. Since then, additional grading has been performed associated with the installation of four new culverts on Bison Circle, Redfeather Road, and Tenderfoot Circle. They are 24" diameter culverts. The Redfeather Road and Birdpoint Drive intersection has two culvert with longer dimensions allowing a future widening of the intersection.

Additional culvert work to be completed will be the addition of upstream "wings" to help divert water into the culvert and rip rap at the downstream end to help with erosion.

All work is currently scheduled to be completed at the end of November 2022, weather permitting.

### Road Report – Carl Jones

The spring grading has been accomplished along with smaller mini-grading efforts to smooth washboards. The final fall grading is scheduled for October and will end the grading for the year. Regular maintenance grading used most of the 2021 road budget for the year and miscellaneous work until the maintenance budget has exhausted all remaining funds.

Carl suggests the current and future boards designate extra year-end funds be put towards additional loads of gravel for several areas of IS. Today, each load of gravel costs \$300 which equals 15 yards of gravel and covers 100 feet of road surface. No action was taken on this suggestion but the item will be discussed during the December 2023 budget agenda item.

### Station #3 Report – Lester Limón

For those following the website updates, everyone knows that Station #3 has regained footing with the Fremont County Building Department and has several prioritized items for work toward it's completion. Of those, three are paramount: 1) insulating the shell 2) installing all interior drywall and plywood, and 3) electrifying the building.

Drywall and plywood installation can be undertaken using volunteer effort. A load of drywall was purchased and it is stored in the building for future use.

Two bids were secured for both insulating and electrical work. Each exceeded the amount anticipated. Continuing with the project as originally envisioned will deplete ISLA existing savings to an unacceptable level.

The Chair of the Station #3 project suggested the Board vote to stop all work on the building until more funding can be secured. The consequence of this action will be canceling the contract with the Anonymous Donor to match funds up to \$10,000,

Contact with the donor will be made explaining the decision and the reasons supporting it, and thanking them for their generous effort to help IS finish Station #3.

In the meantime, the building will continue to be insured and kept in good condition until it can be completed. There are more steps to completion and the Station #3 Committee is well aware of all of them.

A motion was made and seconded to halt expenditures on Station #3 for the foreseeable future. Motion passed 4-0.

## **OLD BUSINESS**

Policies – Karina Lantzy, Chair (Presented by Lester Limón, Committee member)

In her absence, the Chair left a letter to the Board from the Policy Committee commenting on their work revising the only Policy queried, the Collection of Unpaid Assessments Policy.

The three items were: 1) the clarification and separation of Permanent Assessments (Dues) and Temporary Assessments (Special Assessments), 2) changing the maximum amount delinquent to enact a foreclosure action to \$500, and 3) and the Payment Schedule was removed.

The Policy Committee recommended the approval and adoption of the policies effective immediately.

The Board accepted the letter and recommendation. A motion was made and seconded concerning adopting the policies immediately as presented. The motion passed 4-0. A second motion was made and seconded to begin the enforcement of all new policies beginning January 01, 2023. The motion passed 4-0.

## **NEW BUSINESS**

Proposed 2023 Annual Budget – Darin Anderson

Mr. Anderson, following a very detailed report on the current state of financial affairs during his Treasurer's Report, presented the Proposed 2023 ISLA Annual Budget for consideration and comment by the Board.

Mr. Anderson spoke about the changes that should be made to the 2023 Budget from the 2022 budget based on the realities of our current financial situation.

A copy of the proposed budget will be posted on the secure side of the website for consumption and comment between now and the December meeting where adoption will take place. The proposed changes to the budget will have explanations with each. For additional clarification, please contact Darin directly at [treasurer@islacolo.com](mailto:treasurer@islacolo.com).

No action was taken on this item.

Insurance Waiver - Darin Anderson

While making changes to the types of insurance coverage IS carries, our agent suggested we edit and adopt a waiver of liability for all persons performing work inside IS for the benefit of the community.

Carl volunteered to edit the document and report back to the Board during the December meeting.

Public Forum

No members of the public in attendance wished to speak.

Next Meeting

The next regularly scheduled meeting is Saturday, December 17, 2022 at 10:00 a.m. at Station #3.

A motion was made and seconded to close the meeting. It was approved 4-0.

The meeting was closed a 14:22 hrs.

Meeting notes submitted by Lester Limón. Certification and publication shall be by the Secretary, Mary Stark.

PRELIMINARY