

Indian Springs Landowners' Association
562 Big Bow Drive, Cotopaxi, DO 81223
www.islocolo.com

Board of Directors Meeting
October 23, 2021
ISLA Firehouse
1628 Bird Point Drive

Board members present: Lester Limon (President), Carl Jones, Karina Lantzy, Mary Stark (acting Secretary), Jeremy Fong, Robert Morel

Residents present: James Lantzy, Randy Stark, Larry Kimball, Joan Adair, Darin Anderson, Keith Rogers, Kathy Rogers-New, Derek Vonraffenberger, Regina Mattingly

10:00 A regular meeting of the Board of Directors of the Indian Springs Landowners Association (ISLA) was called to order by Lester Limon, President

Agenda: Mary Stark made a motion to approve the agenda and the motion was seconded by Karina Lantzy and the motion was approved.

Minutes: The minutes from the previous meeting had already been approved and posted on the ISLA website

Treasurer's Report: Robert Morel – The financial reports are filed electronically and can be obtained by request to the president or treasurer of the board. A motion was made to approve the treasurer's report by Karina Lantzy and Jeremy Fong seconded the motion and the motion carried.

Station 3 report: Lester Limon reported that Station 3, the old firehouse and the land on which they are located now belong again to ISLA. Many accolades to Jim Potter for his work to secure this outcome.

Station 3 is incomplete as electricity and heat must be added to the building before Deer Mountain Fire Protection can store the firetruck in the building. Also, the landscape and drainage situation will also need to be corrected. Insurance will be secured to insure the building. DMFP will insure the truck that will be stored there and welcome volunteer firefighters from our community.

The estimated expense for ISLA to complete the heating, electricity and drainage is \$20,000 – which would include hard and soft costs with volunteer time/expertise from community members. An anonymous donor has stepped forward with a pledge of \$10,000 toward the cost of the Station 3 Project. The funds will be held in escrow until such time as the association can raise the matching \$10,000 to complete the project. Karina made a motion for the board to vote on this offer and Robert seconded the motion. The motion carried and the ISLA board will meet in December to vote on accepting/declining the offer of the anonymous donor.

10:16 Lester Limon asked permission to excuse the executive board for a short Executive Session.

10:21 The Executive Session adjourned and returned to the regular meeting. The purpose of the executive board meeting was to discuss covenant violations.

Old Business: None

New Business: Following the July 2021 flood, a special assessment for road repairs and replacement of exposed and infrastructure has been made. The estimated hard and soft costs for the repairs is between \$25,000 and \$30,000. Because the ISLA bylaws do not address special or "temporary" assessments, the CCIOA (Colorado Common Interest Ownership Act) states that a temporary assessment can be made. After discussion, the board decided at the August 2021 meeting to institute a special, temporary assessment of \$100/per lot for 2021 and 2022 to complete the road project.

With \$100 per 159 lots for 2021 and 2022, \$31,800 will be raised for the road project. Any funds received over cost will be added to the ISLA savings account. A regular accounting will be included in the ISLA financials for the road

project.

Darin Anderson volunteered to work with Carl Jones and Lester Limon to create a map to be posted on the ISLA site to post the location of upcoming repairs and/or road diversions for the planning and safety of the landowners.

A suggested was made for the policy committee to research and address adding an amendment to the ISLA bylaws to govern special/temporary assessments prior to the annual ISLA meeting in the summer 2022.

Robert Morel made a motion to amend the previously amended 2021 budget to include Special Assessment Road Project income and expenses line items. Karina seconded the motion and the motion was passed unanimously.

Road Report: Carl Jones reported that the winter grading has been done with dry conditions. When enough moisture hits the roads, he will go over the roads again.

The front entrance of the community roads are currently in the worst condition. This is due to the base that was put originally put down. Carl will continue to monitor it and when deep saturation occurs, he will do his best to maintain it.

After the summer flood, Carl and Jeremy Fong cleaned out all of the community culverts. They have requested that the utilities mark the power lines/utility lines and will begin the road project with the least traveled culverts. With cooperation of the marking of the power/utility lines, work will commence in the next 2 weeks.

Jeremy Fong made a motion to accept the road report. The motion was seconded by Robert Morel and was passed.

Open Forum:

A quick reminder from Darin Anderson that the final stage of fire mitigation beginning on November 11 for 3 weeks. The location of mitigation is posted on the website

Karina Lantzy announced that she will be stepping down from her elected board position to help care for her aging mother. The position is open for a community member to accept and the end date for the position is June 2022 – at which time the position is up for open election at the annual community meeting.

Carl and Jeremy will make arrangements for the propane tank to be filled, the diesel to be filled and the utilities to be switched back to ISLA.

11:36: Lester Limon adjourned meeting

NEXT MEETING: Saturday, December 4th 10:00 AM – ISLA Firehouse

ISLA Board President: Lester Limon 316-288-8418 rosebush@gmail.com (2022)
ISLA Board Vice President: Carl Jones 719-942-3004 jcarl4248@gmail.com (2021)
ISLA Board Treasurer: Robert Morel 214-930-6406 rmoreljr@gmail.com (202)
ISLA Board Member/Secretary: Mary Stark 719-337-1535, local 719-942-3737 (NOT PREFERRED #) merrybread@aol.com (2023)
ISLA Board Member: Jeremy Fong 719-430-3462 JGinspections@outlook.com (2022)