

Indian Springs Landowners' Association

562 Big Bow Drive, Cotopaxi, DO 81223

www.islacolo.com

Board of Directors Meeting

December 4, 2021

ISLA Firehouse

1628 Bird Point Drive

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

Residents present: Randy Stark, Darin Anderson

10:10 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 Jeremy Fong - 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 Carl Jones and Mary Stark seconded the motion - the motion was approved.

Jeremy Fong moved that we accept the amended 2022 budget, with will be the same as the 2021 budget with the addition of the special assessment for 2021. This special assessment will be accounted for each year (2022 and 2023) in a separate line item. Mary Stark seconded the motion and the motion was approved by the board.

Darin Anderson reported that the grant funding for fire mitigation has been received and transferred to the ISLA account. To complete the project, a chipper was needed and caused an overage of \$451. Carl Jones made a motion to approve the additional \$451 be covered from the road budget. Robert seconded the motion and the motion was approved.

Road Report: Carl Jones – 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 as soon as possible. Carl and Darin Anderson will map out the roads to formulate a “plan of attack” for the road work project once it can start. Winter conditions and lack of moisture are primary factors in the effective completion of the road work project. We will be closely monitoring and waiting until steel prices go down before buying culverts.

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.

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

ISLA will send reminders to the land owners of their responsibility to clean out their own culverts by the end of March – and to contact Carl Jones if you prefer to pay someone to do it for you.

Carl Jones proposed that we have a spring cleanup for vegetative trash commencing in April to include a dumpster for 30 days for the collection of said vegetative trash. Mary Stark made a motion to bring in a dumpster again for this cleanup and the motion was seconded by Jeremy Fong – motion was passed. Carl Jones will provide signage for the project.

Old Business:

Lester Limon: Lester presented the board with an offer from an anonymous donor to match up to \$10,000 to ISLA toward the completion of station #3. Their attorney will hold the offer for one year and the funds will be held in escrow. Once the anonymous donor is provided verification that we have completed the needed requirements for Station #3 completion, they will provide the funds to ISLA.

Carl Jones moved to accept the offer from the anonymous donor and Robert Morel seconded the motion. The motion passed and Lester will let the attorney for the anonymous donor know of our acceptance of their generous offer.

Lester Limon will obtain the topographical survey of the area by the new station #3. Lester will also get a civil engineer out to the site for input.

Carl Jones will pull a permit for inspection and together with Jeremy Fong will work to be sure that heating/electricity is provided for new building.

New Business:

Steve Perkins: New website improvements report and consideration of other features to include online payments and a secure place for board members to communicate. The board will ask the land owners their preferences as to electronic payments, notifications vs. paper in the future.

2022 ISLA Meeting schedule: all meetings will be at the firehouse unless otherwise specified:

January 15 th	10:00 AM	
April 16 th	10:00 AM	
June 18 th –	Noon	ANNUAL MEETING with potluck at Cotopaxi Elementary
September 17 th	10:00 AM	
December 17 th	10:00 AM	

NEXT MEETING: January 15, 2022 - 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 rlmoreljr@gmail.com (2022)
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)