

Indian Springs Landowners' Association

562 Big Bow Drive Cotopaxi Co 81223

www.islacolo.com

ISLA Board of Directors Meeting Summary

July 13, 2019

Board Members Present: Scott Fallis, Pete Sardaczuk & Karina Lantzy. Secretary: Gina Ledford
Community Members Present: Jolene Hoffman, Jared Ledford, Tom Lantzy, Joan Adair, Kathy New, Pat & Susan Pirtle

- I. **Roll Call:** Scott Fallis called the meeting to order at 10:02 am
- II. **Administrative 10:05 am**
- III. Treasurer's Report; 2019 Budget, Banking Summary, HOA Delinquencies
Pete handed out the 2019 Budget & discussed a few changes that were suggested by Lester Limon. Scott motioned for approval of budget, Karina seconded and the board voted to pass the budget (Lester voted via email per Pete). Pete handed out the banking summary and answered questions regarding some of the breakdowns. Soft copies or paper copies of the current budget, YTD banking summary, and YTD transactions are available by emailing Pete at psardac7@gmail.com. Three landowners are delinquent in their annual HOA dues. Liens have been filed on these properties.
- IV. Secretary's report; property ownership changes
Gina stated that the last property ownership changes were as follows: Lot 62 - 2427 Bird Point & Lot 154 - 186 White Cloud. She also said Lot 129 (1256 Red Feather) was under contract as were Lots 20 & 21 (511 Red Feather). As of yet, new ownership information has not been received from the title companies and had not been updated on the Fremont County Assessor website.
- V. **Board Discussion 10:24am**
 - a. F550 Windshield 10:24 am Pete received 3 quotes for windshield replacement and the board approved replacement. Pete will coordinate replacement.

b. Covenant Violation Notices, Fines, Policy Committee, and Alternative Dispute Resolution Policy 10:28 am

Board discussed the current properties that have covenant violations. Further discussion with the lot owners will be held before the board takes legal action. Scott discussed adoption of the Indian Springs Landowners Association Statement of Policies which would provide a uniform process for actions regarding enforcement of the by-laws and policies. Discussion of the implementation of this Statement of Policies and/or changing of by-laws was tabled until the next board meeting.

c. Find a place to store the F550 inside and year around (land/building) 10:52 am

Due to DMFPD insurance issues, Indian Springs is not able to store the F550 at Deer Mountain Fire Station 3 and will not be able to store it on the property in the future. Scott has been researching lots for sale and buildings for the storage of the F550 going forward. Jolene shared some information regarding the cost of metal buildings. At 11:09 am he requested the board allocate funds to buy land and build a permanent storage garage for the vehicle. He will continue to research the best lot regarding price and location. He will also continue to research the building type most suited to the needs of the Association. He will have a plan for the board to act upon in the near future. Approval of funds will be done via an email or phone vote with all board members once plan has been finalized. A separate F550 land/building meeting will be held, in the near future, for community input.

d. Fire Mitigation – Next phase priority. 11:19 am

Pete stated that Darin had requested that the board discuss the priority on the next phase of mitigation. The board decided that the next phase should be as follows: 1st priority Cedar Bluff, 2nd priority Bison Circle, 3rd Priority Burnt Timber Circle. Additional BLM grant money is a TBD and unknown at this time. Darin will keep us updated.

e. Other 11:25 am

Pete gave a special “Shout Out” to Scott for his work on the website and to Jared for rewiring the siren at the fire station.

Scott closed the meeting at 11:27 am

July 23, 2019 11:35 am Informational Fire Station 3 Meeting called to order.

Scott handed out an informational packet titled the "Time Line of ISLA Building #3". The information was compiled from several sources that have worked on the fire station project or are currently on the Fire Station 3 Building committee. This packet will also be presented at the next DMFPD meeting. The purpose of the information is to show the timeline to date and to state in writing what Indian Springs can allow of all landowners within the boundaries of the subdivision regarding our covenants and by-law. The hope of the ISLA Board is that by clarifying the timeline and goals, both Indian Springs and Deer Mountain can move forward on the completion of the fire station in a timely and safe manner. All information pertinent to DMPD Station #3 is available in a folder on our website: www.islacolo.com. If you do not have internet access, copies can be requested by calling 719 942-3766 (Gina – ISLA Secretary).