

**Indian Springs Landowners' Association**  
**562 Big Bow Drive Cotopaxi Co 81223**  
**Annual Community Luncheon and Get Together, June 23<sup>rd</sup> 11:30-1:30**  
**Cotopaxi School, 345 County Road 12, Cotopaxi, CO 81223**

May 2018

*Visit the new: [www.islacolo.com](http://www.islacolo.com)*

Hello Indian Springs Association Members:

**Annual meeting and potluck - a friendly, informative gathering of our community**  
**Saturday June 23<sup>rd</sup> at 11:30 a.m. - Cotopaxi School Cafeteria.**  
**Have lunch and meet your neighbors. *Details and Agenda below.***

### **Road Side Fire Mitigation and Prevention**

Indian Springs (IS) Roadside Fire Mitigation has continued through April and should finish this month.

Phase IV: Intersection of Red Feather and Bison Circle/Broken Arrow all the way to the end of IS at lot 4, 502 Broken Arrow.

Phase V: As money permits. Intersection of Birdpoint Dr/Big Bow Dr all the way to the end of IS at TR A, 562 Big Bow Dr (the tract of land ISLA owns).

Cutting is along ISLA's easement to clear/trim forestry over hang, to make room for a bigger fire break, to make the adjacent road/easement fire wise compliant and to make the roads less dangerous for citizens and emergency responders. Then the slash is 'chipped in place'. This consists of moving the chipper down the road and evenly distributing the chips back into the HOA easement. The amount of chips produced will not pose any additional wildfire risk and will quickly remove the slash with the least amount of effort. It should be no more than 1-2" in depth and helps with soil conservation. Thank you for your support. This should be great for fire mitigation, creates a better fire break, and helps with property values in getting rid of all that overgrown vegetation. Drive around IS to see how nicely things look after the work is completed. Any questions, please contact Darin Anderson at [drandersoninc@gmail.com](mailto:drandersoninc@gmail.com) or 719-221-9914. Thank you, Darin!

*For full details of the Indian Springs Wildfire Protection Plan (ISWPP) and work done to date visit [www.islacolo.com](http://www.islacolo.com) website. For the best information on wildfires in the area check out <http://inciweb.mwccg.gov>*

### **Fire Protection**

**Update of Station #3: Taken from [dmfiresidechat.com](http://dmfiresidechat.com);**

“It would more than double the project budget to fix the mistakes on the Indian Springs job site and complete the project. There is not enough money in the DMFPD budget to do this. However, the board voted to fix the drainage problem that was caused by improper excavation on that site. In the meantime, the old Indian Springs fire station and the truck inside it will be used for that area. The Indian Springs residents are encouraged to send men and women to the fire trainings regularly held at DM station 1. Concerns of an Indian Springs resident were addressed. It was explained that Deer Mountain Fire Protection District is not separating from Indian Springs. The fire protection district's firefighters will respond to Indian Springs if there is a fire or medical emergency. I.S. is encouraged to find volunteers who live in and near the Indian Springs subdivision who will attend the regular and special monthly firefighter trainings held Station #1. This could result in faster response times for their area.” Read the official minutes which are posted on [dmfpd.org/minutes.html](http://dmfpd.org/minutes.html).

Currently, in the original garage there is a DMFPD brush truck and the ISLA F550 which will be equipped for Good Samaritan use. If you would like to help and be a Good Samaritan by driving the ISLA F550 you need to be on the ISLA insurance. Contact Karina Lantzy to be put on the ISLA insurance then contact any board member who can show you how to operate/drive the ISLA F550.

Water tank: The 10,000-gallon water tank buried at Station 3 is 100% full. Thank you to DMFPD volunteers.

Firefighters: We need volunteer firefighters. If you are interested, DMFPD has firefighter training every 1st Tuesday 6-9 pm and every 3rd Saturday 9-noon. They train to ensure firefighter safety and that we have skilled resources. At this, time two local DMFPD fire fighters are Pete Sardaczuk and Dave Nowlan. Thank you, Pete and Dave!

Deer Mountain Board Meetings are the third Wednesday of each month, a good forum for information. <http://dmfpd.org>. Also check out [dmfiresidechat.com](http://dmfiresidechat.com) for current information on our fire district.

### **2018 Road Work, Spring Report, HOA Financials**

At the time of this newsletter, plans are being made for spring time road maintenance and grading. There are initial plans to bring road material in for the Cedar Bluff corner at lot 97. At a minimum we will spot grade. The front entrance has the most traffic and people drive too fast causing deep wash boarding. If you want to help keep the roads in better condition, please consider slowing down. We have already performed spot maintenance on the main front entrance, Birdpoint Dr. up to Red Feather Rd.

Spring Report: The spring is flowing at a slow 1 gpm. If you use the spring, and it is solely for landowners, please be neighborly and only take what you need. Folks using the spring water need to work with others. Perhaps set up a schedule amongst yourselves. Reminder: this water is not tested and is considered not potable. Take and use at your own risk.

HOA Financials: The 2017 Banking Summary and Internal Audit results are attached. We all need to pay our fair share for the annual HOA fees. For 2017 we were fully paid up. For 2018, 11 out of 117 landowners, 6%, have not paid their HOA fees. At the time this newsletter went to print, after three billing notices and no communications from these land owners, Liens will be placed on the following properties: Carla & Lance Adams lot 58, Catherine Bland lot 158, Jim & Fae Bush lot 120, Charles Brockway lots 13 121 122, Richard & Deborah Dean lot 54, Chris & Sharlene Havel lot 31, Ricky & Michelle Keeling lot 62, David & Victoria Jourdan lot 129, Terra Firma Land Company LLC lot 63, Robert Wagner lot 109, Michael & Rachelle Wilson lot 71.

### **F-550**

The F550 has been retrofitted and was put in service for the 2017/2018 snowplow season. Scott Fallis worked hard to acquire the F550 and needed parts. And he did it at a great price. See the attached 2017 Banking Summary for the F550 Financials. Future plans for the F550 include using it for Good Samaritan firefighting. Thanks to Scott Fallis for making this happen.

### **Board Election**

Two (2) Board positions will be up for election this year. Positions held by Karina Lantzy and Carl Jones (appointed to complete Jack Strid's term) will be open. Both Karina and Carl have decided to run for these vacancies. Both positions are for 3 years and will be expiring in 2021.

Notice of vacancies were sent by email to all ISLA members as well as posted at the IS entrance. No additional nominations have been received. Please contact Nancy Reed if you would like to run or if you would like to nominate someone else. Nominations can be accepted until May 24<sup>th</sup>.

There will be a separate mailing later this month, after the nominations deadline, with nominee statements and election information including proxy forms and absentee ballots. You can vote by attending the June 23<sup>rd</sup> meeting or sending in an absentee ballot. Or you can assign your vote to a proxy by mail or email. **Be on the lookout for the ISLA election mailing.**

**– Annual Community Luncheon and Get Together; June 23<sup>rd</sup> 11:30 am --**

**The Association will provide barbeque pork, buns, drinks, plates and flatware. Please bring a salad, vegetable, side dish, fruit or dessert. Contact Bev Fallis, who has kindly offered to coordinate food for the meeting, if you have any questions. Phone: 719-522-0893 Email: bfallis52@q.com**

**Agenda**

- 11:30 Luncheon; meet and greet**
- 12:00 Welcome and Introductions**
  - \* Prize drawing**
- 12:15 Community Information**
  - \* DMFPD**
  - \* Station # 3 update**
  - \* Fire Mitigation**
  - \* Road Maintenance**
  - \* Indian Springs HOA financials**
  - \* Neighborhood Watch**
  - \* Architectural Committee**
  - \* Other**
- 12:45 Board Elections**
- 1:15 Questions and Discussion**
- 1:30 END**

**COMMUNITY NEWS**

**Volunteers Needed:**

1. ISLA Road Sign Replacement is in the works, want to help? Email psardac7@gmail.com, 719-942-5037.
2. Neighbor Watch help, extra eyes and ears, monitor trail cams. Observe, report suspicious activity.

**Water Delivery:** ISLA is not licensed for water delivery and the spring water is not tested. Water on the Spot, out of Canon City, will deliver water. They are state inspected and certified. One idea is to call the water vendor, let them know you are in Indian Springs and want to split a load with others.

**Open Burning/Fire Pits:** Call DMFPD 942-4444 prior to any open burning including fire pits. Check for red flag warnings, wind conditions, be careful and have water ready. Neighbors will report any visible smoke. If DMFPD has not been notified, there will be a needless 911 emergency response.

Be fire wise and safe: Consider if you really have to burn or have a campfire if there are high winds and/or dry conditions. **RED FLAG WARNINGS** are serious business, be sure to know if a **RED FLAG WARNING** is in effect prior to having an open fire. Check here for fire ban status:  
www.fremontco.com/sheriff/firebaninformation.shtml. A **BIG Thank YOU** for putting safety first.

Trash Disposal: Lone Wolf disposal picks up individual trash bags by the IS entrance on Tuesday mornings for \$7 each. The dumpsters near the IS entrance are private and not part of Indian Springs. For trash service there is Lone Wolf Disposal in Howard and Fawn Hollow Transfer Station in Canon City.

ISLA Covenants: are under regulations www.islacoloco.com.

Fencing and buildings need to be approved by the Architectural Committee. Please do not erect fencing or buildings without prior approval. Nuisances such as rubbish & excessive stuff piled in the open are not allowed. Be kind to others who may not appreciate eye sores. Dogs at large present a risk to community members. Fremont County prohibits dogs from being on the loose. These rules are for community safety

ISLA email distribution list: You can join this list to keep up-to-date on Indian Springs news and activities. If you want to be included, send your name and email address to islacoloco@gmail.com.

Did you know this about Indian Springs?

159 lots, 117 landowners, \$140 annual HOA fees per lot, comparable to another local HOA @ \$295 yearly.

20 full-time households plus 15 part-time households

Year-round maintained roads

360-degree views

Located in Deer Mountain Fire Protection District

Surrounded by BLM

Direct access to surrounding BLM Lands with two platted HOA easements

HOA fees pay for road maintenance and snowplowing of common roads

HOA is in good standing with the CO Department of Regulatory Agencies and the CO Secretary of State

Spring Water access to landowners in the sub division. Landowners have private access to this common area

Hope to see you on June 23<sup>rd</sup>!!

Your ISLA Board – Scott, Mary, Pete, Nancy, Karina, Carl

Enclosures: 2017 Internal Audit / 2017 Banking Summary

### ISLA Contacts

<b>Board Pres:</b> Scott Fallis 5055 Diamond Dr. COS, CO 80918; local 719-942-3015, (h) 719-522-0893, © 719-510-6201 sfallis54@gmail.com (2020)
<b>Board VP:</b> Mary Stark 1011 Sun Drive, Colorado Springs CO 80905; 719-337-1535, local 719-942-3737 merrybread@aol.com (2020)
<b>Board Member/Treasurer:</b> Pete Sardaczuk 189 Burnt Timber Circle, Cotopaxi CO 81223; 719-942-5037 psardac7@gmail.com (2019)
<b>Board Member:</b> Nancy Reed 1111 Red Feather Rd, Cotopaxi, CO 81223; 719-942-3912 nancykathrynreed@gmail.com (2019)
<b>Board Member:</b> Karina Lantzy 100 Tenderfoot Circle, Cotopaxi, CO 81223; 719-942-4468 mem2isla@gmail.com (2018)
<b>Board Member:</b> Carl Jones 606 Big Bow Drive, Cotopaxi, CO 81223; 719-942-3004 jcarl4248@gmail.com (2018)
<b>Secretary:</b> Gina Ledford 303 Bison Circle, Cotopaxi, CO 81223; 719-942-3766 islacoloco@gmail.com
<b>Incoming Treasurer:</b> Randy Stark 1011 Sun Dr., COS, CO 80905; 719-337-1535, 719-660-6101, local 719-942-3737 rpstark@hotmail.com

# Indian Springs Landowners' Association

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www.islacolo.com

## ISLA INTERNAL AUDIT

February 26, 2018

For calendar year 2017, the ISLA Internal Audit was conducted on February 24, 2018.

Started 2017 with \$9,264.02 in checking ##5007; ended 2017 with \$8,479.33 in this account.

Started 2017 with \$10,047.46 in emergency savings account ##1990; ended 2017 with \$10,049.48 in this account. There were no transfers, deposits or withdrawals from this account. The account earned \$2.02 in interest.

Started 2017 with \$1,770.85 in Fire Mitigation savings account ##2869; ended 2017 with a balance of -0- dollars. Fire Mitigation savings account ##2869 was closed on 3/8/2017 and those funds, \$1,770.91, were transferred into checking ##5007. That included accrued interest of .06c.

Ending Balance Checking:	\$ 8,479.33
Ending Balance Emergency:	\$10,049.48
Ending Balance Fire Mitigation:	\$ -0-

The audit process:

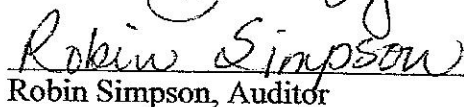
1. Spot checked ISLA banking transactions. Verified two signatures on checks and debit card transactions.
2. Transactions were reviewed to ensure there was an accompanying receipt and that the transaction was for ISLA business.
3. A transaction list was made available to the auditors.
4. The Pueblo Bank and Trust checking and saving statements were presented for review. These served as supporting documentation and used to validate the below listed figures.

### Banking Summary (checking) – See attachment

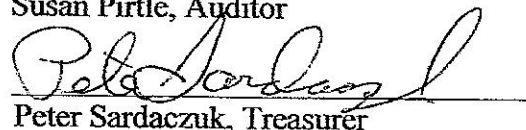
Total Income	\$ 35,825.26
Total Expenses	-\$ 36,609.95
Overall Total	-\$ 784.69
2016 Carryover	\$ 9,264.02
2017 Ending Balance	\$ 8,479.33

Audited and Approved

  
Karina Lantzy, ISLA Board Member, Auditor

  
Robin Simpson, Auditor

  
Susan Pirtle, Auditor

  
Peter Sardaczuk, Treasurer

**Banking Summary - Last year**  
1/1/2017 through 12/31/2017

2/24/2018

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Category	1/1/2017- 12/31/2017
<b>INCOME</b>	
Indian Springs Income	
Donations	1,100.00
Grant Re-imbusement	4,010.00
Late Fees & Lien Fees	506.00
Lot assessments	22,458.00
Other Indian Springs Income	400.35
Snowplowing Fee	580.00
Vehicle Sale	5,000.00
<b>TOTAL Indian Springs Income</b>	<b>34,054.35</b>
Other Income (Business)	1,770.91
<b>TOTAL INCOME</b>	<b>35,825.26</b>
<b>EXPENSES</b>	
Uncategorized	0.00
ISLA Administrative & Operating	
Annual Filings	50.00
Copies and Postage	861.81
Fees	163.00
Supplies	170.35
<b>TOTAL ISLA Administrative &amp; Oper...</b>	<b>1,245.16</b>
ISLA Fire Protection and Prevention	
Fire Protection Prevention Donations	1,706.98
Fire Protection Prevention Non Don...	3,111.00
<b>TOTAL ISLA Fire Protection and Pr...</b>	<b>4,817.98</b>
ISLA HOA Meeting(s)	346.88
ISLA Insurance	1,937.00
ISLA Project and Miscellaneous	0.00
ISLA Road Maintenance	
Grading	6,560.00
Maintenance and Repair	7,512.69
<b>TOTAL ISLA Road Maintenance</b>	<b>14,072.69</b>
ISLA Snowplowing of sub divison	400.00
ISLA Taxes	
Property Tax	192.12
<b>TOTAL ISLA Taxes</b>	<b>192.12</b>
ISLA Vehicle	
Fuel	353.90
Maintenance, Repair, Parts	656.69
Registration	459.54
Vehicle Replacement	12,127.99
<b>TOTAL ISLA Vehicle</b>	<b>13,598.12</b>
<b>TOTAL EXPENSES</b>	<b>36,609.95</b>
<b>OVERALL TOTAL</b>	<b>-784.69</b>

\* Does not include  
2016 Carryover  
of - \$9,264.02