

Indian Springs Landowners Association
September 9, 2023 Board of Directors Meeting Minutes
Meeting location: 332 Red Feather (and RingCentral)

Representation: Board Members

Lester Limón

Darin Anderson (virtual)

Scott McGaffey

Steve Perkins

Landowners

Carl Jones

Pat Pirtle

10:00 Meeting called to order by Lester Limón

Treasurer's Report – Darin Anderson

- Status of Station 3 Special Assessment: Invoices sent out Sept 1, payments due 9/1/2024. Expected budget is \$31,400
- Lein status: 3 Lots remaining with only approximately \$1000 pending.
- Discussion held about potential change of \$36 lien fees. Consensus was no action on this change will be taken at this time.
- Discussion was held about threshold for foreclosure (\$500). This will be an action for the December meeting. Lester will research statute.
- 3 options were discussed to implement potential online payments (Quickbooks, GoDaddy (ISLA Website), PayPal. Discussion concluded that website integration is probably the most flexible for residents. Cost is \$64 annually to upgrade. Steve to provide additional information to the board for final decision.
- 2024 preliminary budget has been prepared and will be published for comment, with a target of December adoption.

Treasurer's report was accepted.

Road Committee – Carl Jones

- Carl stressed the need for road base. Cost is \$350/load, with will cover 60 feet of road at 4 inches deep.
- Major creeks have silted in with up to 2 feet of sand after recent storms.
- Discussion held on private driveways. Drainage must be maintained by landowners, or ditches will need to be cut. Individual letters will be issued to landowners with eroding driveways causing issues to the common roads.
- Depth of common ditches is limited by buried utility wires, therefore some ditches will remain shallow and need to be monitored.
- Discussion held on significant issue at Bird Point culvert, just past the cattle guard. This is a priority issue for repair and needs a new culvert at least 30

inches in diameter and 40 feet long. The cost of this project is estimated at \$4310 for the culvert and labor.

- Emergency road repairs associated with the special assessment are complete, with \$2133.62 remaining in this budget.
- A motion was presented to direct treasurer to move these remaining Emergency Road Repair funds into the 2023 general road maintenance budget.
- After further discussion the motion was amended to utilize remaining road maintenance budget to install a 36" diameter, 40' culvert at this location for a total cost not to exceed \$5000. The motion was seconded, a vote was taken, and the motion was approved.
- Tentative schedule for this project will be October 29. There will be a significant disruption to traffic, and residents must be notified. A notice on the website, a notice at the front gate, and an e-mail blast will be utilized to remind all of the work.
- Direction was also agreed that we will reserve \$1000 for addition of road base in the budget for 2024.
- Other near-term priorities include installation of the culvert by the firehouse and cutting ditches in front of driveways with erosion issues.
- A volunteer effort will be coordinated to repair the cattle guard at the front gate, with a tentative date of 9/16 (8:00AM). Duration of project will be about 4 hours. The guard will be lifted, dirt will be removed, then the guard will be replaced.
- The road report was accepted.

Snowplow Planning

- Maintenance on the plow truck was discussed. Immediate maintenance items needed are oil change, hydraulic fluid, chain stretchers. Procurement of spare blades is recommended to prepare for winter season.
- Direction was issued to utilize \$750 allocated in the 2023 budget for general maintenance and procurement of critical spares.
- Carl will continue to be available for private driveway plowing as needed. This is a private arrangement with individual landowners and is unchanged from last year.

Fire Mitigation Grant

Another phase of ISLA roadside mitigation will commence this November after a recent funding from a BLM grant (see the Fire Protection tab on the ISLA website for all details). To date, Indian Springs has received \$62,000 in grant funds from BLM to complete the various goals from the ISLA Wildfire Protection Plan. Some of these core goals have been:

- Lot address signage and 'No Through Street' signage for emergency personnel
- Roadside mitigation along ISLA community roadways for firebreak / emergency personnel access.

As an aside, it requires roughly \$5000 for every 3/4 mile of cutting and chipping roadside mitigation which would not be possible out of the ISLA annual

budget without receipt of these grant funds. These efforts not only make our roads safer for our residents and emergency personnel, but also increase the overall aesthetic and land value for lot owners.9/6/2023:

Many thanks to Darin Anderson for doing the ground work to secure this beneficial grant.

Station 3 Committee (Lester Limón, Carl Jones)

- Board discussed recommendation to add Mr. Warrington to the committee. Lester will discuss with Brad.
- Budget for project was discussed. Some payments have been received, but special assessments aren't due until September, 2024.

Communications

- Recommended updates to the website were discussed.
 - A Landowner's Only Section (Action for Perkins to implement)
 - A community calendar (Perkins to research)

Old Business

- An update to the policy on short term vacation rentals has been drafted.
- Board agreed to review and finalize this document prior to December meeting.

Next Meeting

- The next regular board meeting is scheduled for December 9 at Station #3
- Any updates will be posted on the front page of the ISLA website.

12:05 Meeting Adjourned

ISLA BOARD OF DIRECTORS 2023-2024

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