

**Indian Springs Landowners' Association**  
**562 Big Bow Drive Cotopaxi Co 81223**  
**www.islacolo.com**

**September 7, 2019 ISLA Board of Directors Meeting Summary**

**1. Roll Call – 10:01 am**

The meeting was opened by Scott Fallis. In attendance: Scott Fallis, Pete Sardaczuk, Carl Jones, Karina Lantzy, Mary Stark, Lester Limon, Gina and Jared Ledford, Joan Adair, Ray and Susan Hurst.

**2. Administrative – 10:04 am**

**A. Treasurer's Report; 2019 Budget, Banking Summary, HOA Delinquencies.**

Pete summarized the financial information and handed out the current banking summary. A 2019 budget was also handed out to everyone in attendance. Three properties are delinquent on their HOA dues. The board and landowners discussed the road maintenance budget and whether paving would be a better option at the entrance of the subdivision. Due to the grade of the road at the entrance, it was decided that paving would make the area near the entrance a safety concern in winter conditions. Copies of the banking summary and/or budget can be obtained by contacting Pete, if desired.

**B. Secretary's Report; Annual Filings, Property Ownership Changes**

Gina reported one new ownership change & the sale of one lot is pending since the last meeting. All annual filings are current to date.

**3. Board Discussion – 10:14 am**

**A. Additional measures for HOA fee nonpayment**

Legal action such as foreclosure vs. liens was discussed regarding delinquent HOA dues. Per ISLA covenants, Article 7 Section 8, legal action can be pursued by the board. Scott Fallis motioned that legal action be delayed at this time, Karina Lantzy seconded and the board unanimously voted to delay legal action.

**B. Other Board Discussions**

**1. Water Usage/Water Rights**

Scott explained that Indian Springs has been contacted by Dan Henrichs with the Colorado Division of Water. Due to Colorado State Law, we must report our annual water usage from the springs located at 562 Big Bow Drive in order to retain our water rights. A box with a form/log will be installed at the spring. Residents will be asked to fill in the date, their lot #, and approximate amount of water, in gallons, they pulled from the spring. The spring water is open to all landowners and their designated tenants for use. Please remember the water is not tested and is therefore deemed non-potable. A water usage report will be filed by the ISLA Secretary the first of October every year so that we do not lose our water rights.

## 2. Land & Building For F550

The board discussed the immediate need for land to build a building for the storage of the F550. **If you or anyone you know is contemplating selling their unimproved property they are urged to contact Scott Fallis or any ISLA Board Member as soon as possible.** The F550 is currently being stored outside and it is a priority to obtain land and build indoor storage in order to keep the truck running and in good repair. The truck is used for both firefighting, emergency response and snowplowing in **our** community. Lester Limon presented a “bare-bone” plan for a pole barn building. The plan include total cost for the basic materials but did not include insulation, electrical or flooring. Once the board has secured land for the building they will discuss financing on the purchase of the property, the building of the shelter and any additional costs. They discussed the possibility of a one-time special assessment to the landowners in order to cover the costs of said land and building. Discussion on assessment was tabled until a suitable location has been found. **IF YOU HAVE A LARGE GARAGE THAT CAN TEMPORARILY HOUSE THE TRUCK, PLEASE CONTACT ONE OF THE ISLA BOARD MEMBERS.** The entrance for the truck must be at least 12’ wide and 8’ tall.

## 4. Indian Springs Landowners Association, Statement of Policies – 10:37am

Karina & Pete discussed the ISLA statement of policies. Karina handed out a first draft of the statement. The board discussed the document. It was stated that the primary purpose of the statement of policies is to keep open communications with the landowners, residents & board members of Indian Springs. Suggestions were made in regard to making some of the definitions more clear & adding a flow chart regarding actions that can be taken in case of complaints. The Statement of Policies will be modified per the suggestions and will be discussed by the board and voted on before adoption.

## 5. DMFPD Station 3 – 10:52 am

Lester discussed changes in the communication chain with DMFPD. He reported that the ISLA Fire House committee and the representatives of DMFPD have met with the Fremont County Engineers & Building Department. The results of these meetings is that now all parties are on the same page and have in writing what needs to happen regarding permits, surveys and storm water drainage plans previous to the next step in the completion of the ISLA Station 3 Fire House. All communications between the ISLA Fire House Committee and DMFPD are being posted to the Indian Springs website ([www.islacolo.com](http://www.islacolo.com)).

## 5. Operations – 11:10 am

### A. F550

Fall maintenance of the F550 was discussed, the board will ask Pat Pirtle to evaluate the vehicle and perform any needed maintenance. The windshield is going to be replaced in the next week. The board discussed suggestions from the snow plow drivers regarding adding weight to the vehicle for better traction and decided that leaving some water in the tank on the back of the vehicle would be a more practical way than trying to secure sand bags.

### B. Roads

**Folks are asked to slow down at the main entrance for safety and to minimize wash boarding of the roads!!!** The board discussed the road conditions and problem areas and in the subdivision. The 2019 budget for road maintenance has been exceeded. The amount of rain this summer has caused several areas to wash out and the roads in some areas are down to bedrock. Bringing in road material for these areas was discussed. There are several culverts that are in serious disrepair and will need attention soon and one area in particular was discussed as being a potential health and safety risk. Scott Fallis moved that a cost

assessment for the repair and replacement of these culverts be performed and bids be attained for said repairs. The motion was seconded by Lester and the board unanimously passed the motion. Carl Jones will handle the assessment and will attain the bids. The board discussed the potential expense of the needed work. It was decided that once the road assessment and bids were completed, they would vote on a one-time assessment to the landowners in order to finance the completion of the work, as the issues were a risk to the health & safety of Indian Springs' landowners and residents.

**C. 2019/2020 Snowplow Season**

The board discussed the snowplow coordinator position, volunteer drivers and the charge for the snowplowing of private driveways. Bruce Dunivan will be asked to continue in his role as coordinator and the volunteer drivers will remain the same as last year. Plowing of both sides of the road was also mentioned and the board agreed that all snowplow drivers will need to plow the whole road, not just one pass down the middle. ONLY common roads are plowed and only after a significant snow. The fee for the plowing of private driveways was discussed and Lester Limon motioned to keep the fee \$30 per driveway, Mary seconded the motion and the board voted to keep the fee the same as last year. There will be **NO** "Always Plow" list; residents must request there drive be plowed every time as necessary.

**5. Community Forum – 12:15 pm**

**A. Open Topics – none at this time**

**B.** The Next Board Meeting was set for October 26, 2019 at 10:00 am to be held at Pete & Jolene's house (189 Burnt Timber Circle).

**C. Scott Fallis adjourned the ISLA Board of Directors Meeting at 12:24pm.**

**Executive Session:** The Indian Springs board members went into executive session at 12:30 pm and concluded the executive session at 12:58 pm

**Board of Directors**

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