

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

October 26, 2019 ISLA Board of Directors Meeting Summary

1. Roll Call – 9:59 am

The meeting was opened by Scott Fallis. In attendance: Scott Fallis, Pete Sardaczuk, Carl Jones, Lester Limon, Gina and Jared Ledford, Jolene Hoffman & Joan Adair.

2. Administrative – 10:00 am

A. Treasurer's Report; 2019 Budget, Banking Summary, HOA Delinquencies. Secretary's Report; Annual Filings, Property Ownership Changes

Pete summarized the financial information and handed out the current banking summary. One landowner is delinquent on their 2018 & 2019 HOA dues. Copies of the banking summary and/or budget can be obtained by contacting Pete, if desired.

Gina reported no new ownership changes. The Fremont County annual letter of authorization for the Motor Vehicle Department was mailed on October 1, 2019.

10:03 am - Lester Limon motioned to accept both reports, Scott Fallis seconded, and motion was unanimously passed.

B. December newsletter, 2020 Board Openings

There are two board positions open for 2020. Please contact any board member if you would like to run for one of the open positions.

Discussion was held on topics for the December newsletter. Gina and Pete will collaborate on the newsletter. The community members are encouraged to let either of them know if there are topics you would like to see in the next newsletter.

3. Indian Springs Landowners Association Statement of Policies

Pete made available the final draft of the ISLA Statement of Policies. The board discussed the final draft and emphasized the purpose of the Statement of Policies is to establish a standardized procedure in the handling of landowner complaints for this board and for future boards.

10:20 am – Lester moved to adopt the Indian Springs Landowners Association Statement of Policies, Carl seconded and the motion was unanimously passed. A copy of the policy is attached to this email and will be posted on the islacolo.com website.

4. Fire Safety – 10:22

A. DMFPD Station 3 Status (Lester, Carl, Scott)

Lester reported that Elaine Foster, DMFPD Vice Chairman, is spearheading the Station 3 project. The survey bid from Crown Point was accepted by the Deer Mountain Board. The survey is 4-5 weeks out. The DMFPD 2020 Budget did not have money reserved for Station 3 or Station 4. All communications between the ISLA Fire House Committee and DMFPD are being posted to the Indian Springs website (www.islacolo.com). The new Deer Mountain website is www.DMFPD.net. Go to the DMFPD board meeting the third Wednesday of every month support the fire station at Indian Springs.

B. DMFPD Station 3 Fire Chief opening

Pete reported that Joe Watts, the previous fire chief, is no longer there. Mr. Themel is the acting chief. The position of fire chief is open, as are four board positions. Deer Mountain is also looking for paramedics and volunteer fire fighters. Scott will contact Elaine Foster regarding removing the large tank from station 3; Carl has offered to haul it away. Carl suggested we take the slash wood on the station 3 lot and use it to reinforce road areas that are washing out within the community. Scott will also communicate this idea/plan with Elaine Foster.

B. Fremont County Stage 2 Fire Ban & Decker Fire Status

The stage 2 Fire Ban has been lifted and the Decker Fire is 100% contained.

This fire was very close to home and a good reminder for us to be cognizant of any potential fire risks. It also reinforces the importance of mitigation. Please let Deer Mountain Fire Department know if you will be burning with any noticeable smoke or if you will be drilling a well on your property, as the drilling dust looks like smoke from a distance.

5. Operations – 11:05 am

A. F550

The water has been emptied from the F550, the wiper blades have been replaced, and other winterization has been performed. The hydraulic pump is broken on the snowplow. – see details in the section 5. D.

B. Roads

Folks are asked to slow down for safety and to minimize wash boarding of the roads!!!

C. F550 Storage (land/building) 11:10 am

Joan Adair has offered to sell one of her lots at a good deal to the board for the future storage of the F550. The truck is currently being stored outside which is causing costly maintenance issues.

The board discussed at length the need for land and building, including the possibility of a special assessment to cover the costs involved. The board also discussed selling of the F550 and hiring out all of the road maintenance and snowplowing to a third party. A cost analysis will be performed taking in to account, the cost of the property, building, electrical, permits and other factors. A decision will be made at the November board meeting regarding a special assessment for the property and land. If a special assessment is approved at the November Board Meeting, a vote will be held in February and if approved, the assessment will be due by March 1st. The amount of the assessment will be based on the cost analysis that is being performed by the board. All comments and feedback regarding this issue are welcome; please attend the board meeting in November or email your feedback to islacolo@gmail.com.

11:27 am – Lester made a motion to move forward with cost analysis, and possible cost assessment to be decided in the November meeting, Carl seconded, and the motion was unanimously passed.

D. 2019/2020 Snowplow Season 11:30 am

The board discussed the snowplow season. Bruce Dunivan has agreed to continue in his role as coordinator and the volunteer drivers will remain the same as last year. ONLY common roads are plowed and only after a significant snow. The fee for the plowing of private driveways is \$30 per driveway. There will be **NO** “Always Plow” list; residents must request their drive be plowed every time as necessary. Pete and Gina are working on the updated Snowplow Roster which will be emailed to residents once it is finished.

The hydraulic pump is broken on the snowplow. The roads will be plowed by Carl Jones until the pump is fixed. Scott explained that he had seen a new motor online that could be shipped in a couple days for a price slightly higher than the expected repair cost. The board discussed buying a new motor as opposed to fixing the current one. At 11:37 am, Lester moved to purchase a new motor if it could be delivered ASAP. Carl seconded the motion and the board voted 3 to 1 to purchase a new motor, if available. At 11:40 am, Lester moved to have the hydraulic pump fixed on the motor if a new one could not be attained in a timely and cost efficient manner. Carl seconded the motion, and the board voted 3 to 1 in favor.

*After the meeting was concluded, Scott, Pete and Carl performed a thorough internet search for the new motor. It was discovered the motor that had been previously available had already sold. All other new motors that were found could not be shipped in a timely manner. The existing pump will be taken to Pueblo to be repaired next week.

5. Community Forum – 11:45

No Open Topics at this time. The Next Board Meeting was set for November 16, 2019 at 10:00 am location to be determined. Scott Fallis adjourned the ISLA Board of Directors Meeting at 11:50 am.

Board of Directors

ISLA Board President: Scott Fallis: local 719-942-3015, (h) 719-522-0893, (c) 719-510-6201 sfallis54@gmail.com (2020)
ISLA Board Vice President: Carl Jones: 719-942-3004 jcarl4248@gmail.com (2021)
ISLA Board Member/Treasurer: Pete Sardaczk: 719-942-5037 psardac7@gmail.com (2022)
ISLA Board Member: Lester Limon 316-288-8418 919rosebush@gmail.com (2022)
ISLA Board Member: Karina Lantzy: 719-942-4468 mem2isla@gmail.com (2021)
ISLA Board Member: Mary Stark: 719-337-1535, local 719-942-3737 merrybread@aol.com (2020)
ISLA Secretary: Gina Ledford: 719-942-3766 islacolo@gmail.com, GinaLedford@gmail.com