

## Indian Springs Landowners Association

562 Big Bow Drive, Cotopaxi, CO 81223

[www.islacolo.com](http://www.islacolo.com)

### Board of Directors Meeting Minutes

March 11, 2026 @ 5:00 PM

332 Red Feather Road and Online

**Present:** Clark Gardner, Mary Stark, Darin Anderson, Lester Limon, Rich Castle

**Landowners:** Donna Pierce, Jesse Bulpett, , Jenna Janke, Joe Angel, Kathy New, Jared Ledford, Gina Ledford, Steven Bates, Wyatt Tezak, Betsy Castle, Carl Jones, Pat Pirtle

**5:02 PM Call to order:** Lester Limón

Session 1: 5:02 PM to 5:57 PM

Session 2: 6:10 PM to 6:36 PM

**Secretary Report:** Mary Stark - no report

**Treasurer's Report:** Darin Anderson – ISLA Financial Statements are also posted on website

The ISLA balances to date are as follows:

• PB&T Checking		\$ 21,091.37
• Total Vanguard Accounts		\$ 66,188.58
○ Vanguard Investments	\$ 23,713.22	
○ ISLA Reserve Fund	\$ 36,773.00	
○ Savings	\$ 5,702.36	
• Total Accounts		\$ 87,279.95

A motion was made and seconded to approve Treasurer's report – motion carried.

**Firehouse** – Scott McGaffey - update

- The fire truck is deployed to Texas
- Jared Ledford donated and installed a new thermostat for the firehouse – temperature set to 40 degrees and all lights are off to save on utilities.
- Some shelving will be moved from the green building to the firehouse
- Scott will build snowguards for roof

**Equipment:** Scott McGaffey - update

- The truck is in good working order
- New batteries have been installed and are now on a trickle charger
- Stall mats for Station #3 have been installed and the wood block to prevent damage to the plow blade

**Road Report:** General Road maintenance report – Carl Jones

- Culvert work/Road Closures: The community will be notified and updated of road closures and delays by email blast due to culvert repair/installation.
  - **The first of these closures will occur on Sunday, March 15<sup>th</sup>, closing off the Birdpoint loop above the firehouse.**
- Extending 50" culverts with 2 lanes across the culverts at Birdpoint and Red Feather intersection.
- Funds have been appropriated for road base on Cedar Bluff
- Retaining wall at Red Feather/Tenderfoot Circle will be built with concrete rip rap gathered previously (thank you Carl Jones) and already located in community
- Grading will start next week and will take 3-4 days
  - Road base pricing has increased to \$550/load delivered.

Road Mitigation - Darin Anderson

Colorado has adopted the 2021 International Building Codes, one of which governs wildlife:urban interface. The ISLA mitigation program is already in compliance with these codes.

A motion was made and seconded to approve the Road Report to include General Road Maintenance and Road Mitigation reports – motion carried.

1. Snowplow – no report as snowfall has been minimal

**Website:** Clark Gardner

A new "[Community Resources](#)" page has been added to the website. The page contains links and contact information for local government and utility entities, weather and road condition links and resident-recommended restaurants/places to get supplies, etc.. There is also a section for "Neighbor Services". If any ISLA landowner has a business or service they would like to list, please send your information to [clarkjgar@gmail.com](mailto:clarkjgar@gmail.com).

A motion was made and seconded to approve the Website report – motion carried.

## **New Business:** Lester Limón

### Policy Changes:

1. Consolidation of lots: Landowners consolidate lots for a few reasons: finding a perfect place to build, needing to increase lot size, lowering property taxes, to name a few.
  - While ISLA has governing language concerning the subdivision of lots, it does not have covenant language determining the allocation of dues to subdivided lots. The outcome of this discussion was that we will develop covenant language to base dues and voting rights on the original ISLA plat map. This language will be placed on the ballot for the annual community meeting held in June 2026.
  - A special Board of Directors meeting will be held to consider and approve verbiage for the ballot issue

A motion was made and seconded to place the consolidation of lots policy change on the June ballot for landowners' vote. Motion carried.

2. ISLA Unpaid Collections Policy: In 2023, ISLA changed the threshold to initiate foreclosure on a property for unpaid fees from \$500 to \$1000. Due to experiencing the foreclosure process for the first time, we determined that the amount of time that it takes to reach that threshold jeopardizes ISLA's opportunity to collect.

A motion was made and seconded to reinstate the \$500 threshold. A vote was taken and the motion carried.

3. Policy Change: Increase Certified Mailing Fee to \$10: A suggestion was made to increase ISLA's Certified Mailing fees to \$10 to cover the increase cost of past due mailings as required by ISLA policy.

A motion was made and seconded to increase Certified Mailing Fees to \$10. The motion carried.

### Open Board Positions:

A reminder was given that there are 2 Board of Directors positions coming open in June 2026, each of which is a 3-year commitment. Lester Limón and Mary Stark's 3-year commitments are coming to an end. Please let Mary Stark know if you would like to have your name on the ballot and run for an open position on the ISLA Board of Directors and she will advise you of the process. An email will be sent to encourage landowners to serve.

SPRING CULVERT CLEANING:

Please take advantage of the weather and clean out your culverts! If you are unable to clean your own culvert(s), please contact the board and we can refer you to a resource that may be able to help.

**Old Business:** none

**Public forum:** none

**6:36 PM Meeting adjourned** - Lester Limón

**2026 Upcoming ISLA Board of Directors Meetings:**

- **11:00 AM – 1:00 PM** Saturday, June 13  
Cotopaxi School - Annual Community Meeting/Potluck
- **5:00 PM** Wednesday, September 9  
Scott & Becky McGaffey's barn: 332 Red Feather Rd & online
- **5:00 PM** Wednesday, December 9  
Scott & Becky McGaffey's barn: 332 Red Feather Rd & online

**Executive Session:**

Call to order: 6:45 PM - Lester Limón

Meeting adjourned: 7:15 PM - Lester Limón

**ISLA BOARD OF DIRECTORS 2025-2026**

<b>President: Lester Limón 316-288-8418</b> <a href="mailto:919rosebush@gmail.com">919rosebush@gmail.com</a> (2026)
<b>Vice President: Scott McGaffey 719-371-2596</b> <a href="mailto:990scott@gmail.com">990scott@gmail.com</a> (2027)
<b>Treasurer: Darin Anderson 719-221-9914</b> <a href="mailto:drandersoninc@gmail.com">drandersoninc@gmail.com</a> (2028)
<b>Secretary: Mary Stark 719-337-1535</b> <a href="mailto:merrybread@aol.com">merrybread@aol.com</a> (2026)
<b>Member: Rich Castle 505-215-0205</b> <a href="mailto:rich.betsy1@gmail.com">rich.betsy1@gmail.com</a> (2027)
<b>Member: Clark Gardner 719-779-9139</b> <a href="mailto:clarkiqar@gmail.com">clarkiqar@gmail.com</a> (2028)