

**Indian Springs Landowners Association**

562 Big Bow Drive, Cotopaxi, CO 81223

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

**Board of Directors Meeting Minutes**

**March 12, 2025**

6:00 PM

332 Red Feather Road and online

**In Attendance:**

**Board of Directors:** Lester Limón, Darin Anderson, Scott McGaffey, Rich Castle, Steve Perkins, Mary Stark

**Landowners:** Clark Gardner, Carl Jones, Brian Rill, Julie Jamerson, Jared and Gina Ledford, Randy Stark, Brian Tabor and Donna Pierce

**6:00 PM Call to order:** Lester Limón – first meeting ended at 6:48 pm for break

**7:00 PM Call to order, second portion of meeting:** Lester Limón

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

Motion made and seconded to accept report. Motion carried

**Treasurer's Report:** Darin Anderson

1. Possible Foreclosure on lot: Discussion was tabled and will be discussed in Executive Session following meeting
2. The ISLA funds held in reserve are dictated by policy. The treasurer recommended moving \$20,000 of surplus operational income from ISLA checking to ISLA Vanguard account and maintaining separate accounting of the funds from the reserve funds.  
A motion was made and seconded to have the treasurer move \$20k from General account to Vanguard account.  
Motion carried
3. New bookkeeper: The ISLA bookkeeper will no longer be providing services for ISLA. Our Board of Directors member, Rich Castle, has stepped up to perform bookkeeping duties as a volunteer (not paid). Purchasing QuickBooks annually and having a volunteer internal bookkeeper will save roughly 50% over the external bookkeeper.
4. Review for ISLA books : The last review of ISLA books was in September '22. ISLA falls into the category where a "review" is required (not necessarily a CPA) in a timely manner, typically within a 3 year period.  
A motion was made and seconded to put out an email blast to see if we have someone in our community that can assist.
5. The ISLA balances to date are as follows: Checking \$49,565.18; Savings \$5,098.56, Vanguard (houses reserve fund) \$28,200.00  
The ISLA Financials are posted on website.  
A motion was made and seconded to approve treasurer's report – motion carried.

**Firehouse:** Scott McGaffey

1. Completed since last reported:  
Heat and lights are in  
Trench is now completely filled in
2. Yet to complete:  
Will coordinate a Saturday for drywall installation  
Culvert installation  
Driveway rock  
Drainage must meet drainage requirements for inspection (which will be final inspection)

Date for permit renewal is May 16<sup>th</sup> – we are trying to beat the renewal date.

Motion made and seconded to accept firehouse report. Motion carried.

**Website:** Steve Perkins/Clark Gardner

For the convenience of Indian Springs Landowners, we had made possible for owners to make payments, donations on the website for a fee. We will be downgrading subscription on Go-Daddy so that we will no longer have a "PAY" link on the ISLA website.

Our expanded QuickBooks software has the capacity to take online payments where the invoice will have a link to a secure payment portal. Payments may be made by ACH, Credit Card or Venmo – with fees to be absorbed by Indian Springs. Taking payments in this manner will expedite cash flow and automate payment application. This method will cost much less than the bookkeeping fees previously paid to manually process payments since bookkeeping has been moved in house.

Motion made and seconded to approve website report. Motion carried

**Equipment:** Scott McGaffey

The plow truck is in good order – not used much this winter.

A motion was made and seconded to approve equipment report. Motion carried

**Road Report:**

1. General Road maintenance report – Carl Jones

There is \$6,300 is in available and unused in the 2025 budget road maintenance repairs to update Indian Springs infrastructure. We are coming up on 60 years of infrastructure. The Board of Directors has been focusing and investing on upgrading that infrastructure over the past couple years by replacing older metal culverts with larger diameter / self-cleaning composite culverts with similar lifespans and putting downloads of road base on needed areas within ISLA.

Next projects: 5 culvert and 10 road base applications as soon as the ground thaws in the following locations:

Culvert locations:

Cedar Bluff  
Broken Arrow  
Red Feather  
Bird Point(2x)

Each landowner(s) is responsible for cleaning culverts on their roads/driveways

2. Road mitigation status – Darin Anderson

We have been awarded 4-5 grants totaling 72K since 2017 to use in the ISLA roadside mitigation. We have \$17,355 in our road mitigation funds currently. This will allow roughly 3-4 'phases' of roadside mitigation @ about 2 phases per year.

Resumption of roadside mitigation: will continue starting in April of this year.

- a. All roads in ISLA will be trimmed up 15 feet on each side of the roads to address overhangs
- b. 3 remaining small roads will be fully mitigated
- c. Pistol turnarounds will be enlarged to meet code for emergency response vehicle turnarounds

Motion made and seconded to approve road report. Motion carried.

**New Business:** Lester Limón – N/A

**Old Business:**

1. Updates to Policy and Guidelines (Lester Limón)

a. Fremont County redid their zoning of Indian Springs and it is no longer designated an agriculture zone, and now is R1 residential . We are still an agricultural zone based community for tax purposes.

b. Administrative edits were made to our policies concerning general assessment dates and transient lodging to comply with verbiage in the updated Fremont County zone changes. These updates are posted on the ISLA website.

## 2. Estimate for ISLA spring fencing (Carl Jones)

The spring is an asset of Indian Springs and as such must be protected. We report annually on the usage of the spring as required by Colorado to maintain ownership and access to the water.

1. An estimate of \$2700-\$2800 has been submitted to fence around the spring. This includes \$1184 materials (4 strand barbed wire, T posts, walk thru gate with corner braces) + \$1500 labor
  - Kathy New asked that an alternative solution be discussed: Fix up perimeter fence – we could improve perimeter fence surrounding Indian Springs. People that border BLM would be asked to secure their perimeters. After discussion, it was determined that perimeter fencing will be brought up at the Annual Meeting.

A motion was made and seconded to accept Carl's bid and move forward with fencing the spring. Motion carried

### **Public forum:**

Alana Rill, long time Indian Springs landowner passed away last week. Julie Jamerson and her son continue to reside in the family home in Indian Springs. Condolences for the family's loss were expressed.

**7:26 Meeting Adjourned:** Lester Limón

### **Executive Session:**

**7:33 PM Call to order:** Lester Limón

**Discussion:** Unpaid Assessments

**8:09 Meeting Adjourned:** Lester Limón

### **Upcoming Meetings:**

June 21, 2025 (Saturday)  
Sept 10, 2025 (Wednesday)  
Dec 10, 2025 (Wednesday)

Annual Community Meeting/Potluck: **11:00 AM** – Cotopaxi School & ONLINE  
Quarterly ISLA Board of Directors: **6:00 PM** – Scott McGaffey's Barn & ONLINE  
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### **ISLA BOARD OF DIRECTORS 2024-2025**

• ISLA Board President: Lester Limón 316-288-8418 <a href="mailto:919rosebush@gmail.com">919rosebush@gmail.com</a> (2026)
• ISLA Board Vice President: Scott McGaffey 719-371-2596 <a href="mailto:990scott@gmail.com">990scott@gmail.com</a> (2027)
• ISLA Board Treasurer: Darin Anderson 719-221-9914 <a href="mailto:drandersoninc@gmail.com">drandersoninc@gmail.com</a> (2025)
• ISLA Board Secretary: Mary Stark 719-337-1535 <a href="mailto:merrybread@aol.com">merrybread@aol.com</a> (2026)
• ISLA Board Member: Steve Perkins 719-207-8517 <a href="mailto:steveperk@yahoo.com">steveperk@yahoo.com</a> (2025)
• ISLA Board Member: Rich Castle 505-215-0205 <a href="mailto:rich.betsy1@gmail.com">rich.betsy1@gmail.com</a> (2027)