



**In Attendance:**

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

**Landowners:** Pat Pirtle, Keith Perry, Carl Jones, Clark Gardner, Randy Stark, Steven Bates, Brian Tabor, Jared Ledford, Debbie Perry

**6:05 Call to order** - Lester Limón

6:55 PM – 7:05 PM – break

**7:06 Call to order** - Lester Limón

**Secretary Report** – Mary Stark

- Community Spring – To maintain our community rights to the spring, we are required to file our annual usage with the state of Colorado. With that in mind, please note your usage on the log at the spring so that we continue to be able to have access to this great resource.
- Annual audit of landowners and contact information complete  
A motion was made and seconded to “approve secretary’s report.” The motion was approved.

**Treasurer’s Report** – Darin Anderson

- Overall: Expenses have been within budget to date
- Station 3: Monies received to date \$24,200. Total receipts expected \$34,400 (all due now, delinquency notices to be sent out shortly). Expenses realized \$14,308.50. Rough estimate of remaining expenses \$13,000.
- Transient Rental Fees: \$3,000 has been collected in 2024 for Transient Rental Fees  
A motion was made and seconded to “approve the treasurer’s report.” The motion was approved.
- 2025 proposed budget review: Darin went over the proposed 2025 ISLA budget \*\*and answered any questions that ensued.

A motion was made and seconded to “approve the 2025 ISLA Budget for ratification of the landowners. If objections occur by the majority of landowners, the ISLA Board of Directors will amend the budget and post again for ratification; and without such objection, the 2025 ISLA Budget will be adopted at the next Board of Director’s meeting on December 11, 2024.” The motion carried and was approved.

\*\* (see 2025 ISLA budget posted on website for community review)

**Legislative Updates** – Lester Limón (for additional insight, please see attachment to these minutes on website)

1. Concerning residential occupancy limits,
2. Concerning the regulation of businesses that obtain a permit from the public utilities commission to tow motor vehicles, and in connection therewith, making an appropriation.
3. Concerning prohibiting restrictions on the use of fire-hardened building materials in residential real property.
4. Concerning a study of the market for property and casualty insurance policies issued to certain entities in Colorado, and in connection therewith, making an appropriation.
5. Concerning increasing the number of accessory dwelling units, and, in connection therewith, making an appropriation.
6. Concerning streamlining the process for permitting electric motor vehicle charging systems.

7. Concerning modifications to certain procedural requirements with which a unit owners' association must comply when seeking payment of delinquent amounts owed by a unit owner.
8. Concerning the rights of a unit owner in a common interest community in relation to the collection of amounts owed by the unit owner to the common interest community.
9. Concerning declarations that form common interest communities under the "Colorado Common Interest Ownership Act."
10. Concerning the conservation of water in the state through the prohibition of certain landscaping practices.
11. Concerning landowner liability under the Colorado recreational use statute.
12. Concerning protecting the privacy of persons associated with nonprofit entities, and, in connection therewith, prohibiting public agencies from taking certain actions relating to the collection and disclosure of data that may identify such persons.
13. Concerning the operation of a home-based business in a common interest community.
14. Concerning the enactment of the "uniform unlawful restrictions in land records act."

### **Policy Updates** - Lester Limón

- Unpaid Assessments – we must amend our Unpaid Assessment Policy to comply with the state mandated, updated legislation

A motion was made and seconded to "approve amendment within ISLA Vacation Rental Policy to comply with state mandated, updated legislation." The motion was approved.

- Transient Rentals – we must strike the 3.4 section item in our ISLA Vacation Rental Policy to comply with state mandated, updated legislation

A motion was made and seconded to "approve amendment within ISLA Vacation Rental Policy to comply with state mandated, updated legislation." The motion was approved.

### **Website** - Clark Gardner

- "MORE" on website! Visit [www.islacolo.com](http://www.islacolo.com) homepage to find out MORE!
  - Directory! Add yourself to the directory if you'd like! This feature is behind the privacy wall.
  - Calendar feature – see upcoming community meetings/events- is google based and can transfer to your personal calendar
  - Good Samaritan list – need help? Your neighbors are ready! If you'd like to be added to the list, please, contact us at [islacolo@gmail.com](mailto:islacolo@gmail.com)
  - Financials – This access is behind the privacy wall.

### **Equipment** - Scott McGaffey

- Truck Maintenance Report – Scott reported that he repaired Ford 550, replacing/adding numerous missing parts. The truck is in working order. The fire extinguishers need to be replaced and the firefighting tools will be organized. The pump is in good shape. The tire chains need to be reinstalled. A mechanic needs to look at the front differential (with loose axles) to ensure that the truck is plow ready. It does have new blades, which can be turned over once, so hopefully blades will last 5 years.

A motion was made and seconded to "allocate up to \$2000 from transient fees collected to be used for the front-end differential repair". The motion was approved.

### **Road Report** -

- Road maintenance report – Carl Jones
  - Road grading for ISLA will occur in November

A motion made and seconded for Carl to "prioritize and execute all road maintenance not to exceed \$5,150 by year end. The motion was approved.

- Road mitigation Plan – Darin Anderson – The April 2024 phase was completed & the final mitigation phase for this year will be in November. The priority will be roadways first & trees trimmed up to 15'. If time allows, the pistol turnarounds will be enlarged to code. If time doesn't allow, this task will be pushed to the April 2025 mitigation.
- Snowplow update – Scott McGaffey – no update at this time

- Driveways not draining properly – there are problems with some landowner’s driveways draining across common roads and causing damage. The following steps will be taken:
  - As part of Carl’s roads survey, he will
    - identify those driveways that are not draining properly
    - Notify landowner and see if they have a solution for their driveway causing road damage

A motion was made and seconded for “Carl to notify landowner and talks to landowners regarding their driveway draining into common road(s), seek solutions and have solutions addressed by December 11, 2024 Board of Directors Meeting.” The motion was approved.

- Culvert Damage from grading: needs to be prioritized for repair
  - Need to replace culvert by fire station
- Culvert cleanout

A motion was made and seconded to “request road committee to make assessment of scope of action to repair/culverts”. The motion was approved.

- Community culverts on community roads will be cleaned out with community truck on will be done after November grading
- Private roads/driveways: It is the landowner(s)’s responsibility to clean their own culverts; and any new culvert must be 12” in diameter. ISLA is researching the possibility of offering private culvert cleaning for a fee, with the proceeds going to the road maintenance budget.
- Cattle Guard – currently closed
  - As the cattle are no longer in Indian Springs, the cattle guard gate will be opened. A schedule for opening and closing the gate seasonally will be posted on the website.

**Station 3 Report - Scott McGaffey**

- THANK YOU to community volunteers!
  - Attic insulation in going in tomorrow
  - Electrical comes back for installation
  - Inspection
  - Carl will grade the pond
  - Occupancy before year end on target!
- Green building – will table discussion until 12/11 meeting

**New Business** –Lester Limón – no report

**Old Business** - Lester Limón – no report

**Public forum:** N/A

**Meeting Adjourned:** 8:16

**Upcoming Meetings:**

Dec 11, 2024 – Wednesday - Quarterly ISLA Board of Directors : **6:00 PM**  
 Scott & Becky McGaffey’s Barn @ **332 Red Feather Road**  
 \*2025 meeting dates will be announced after 12/11/24 meeting

**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)