

Indian Springs Landowners Association

562 Big Bow Drive, Cotopaxi, CO 81223

www.islacolo.com

Board of Directors Special Meeting Minutes November 13, 2025 6:00 PM MST – online only

In Attendance:

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

Landowners: Randy Stark, Joe and Jenn Melchor, Steve Bates

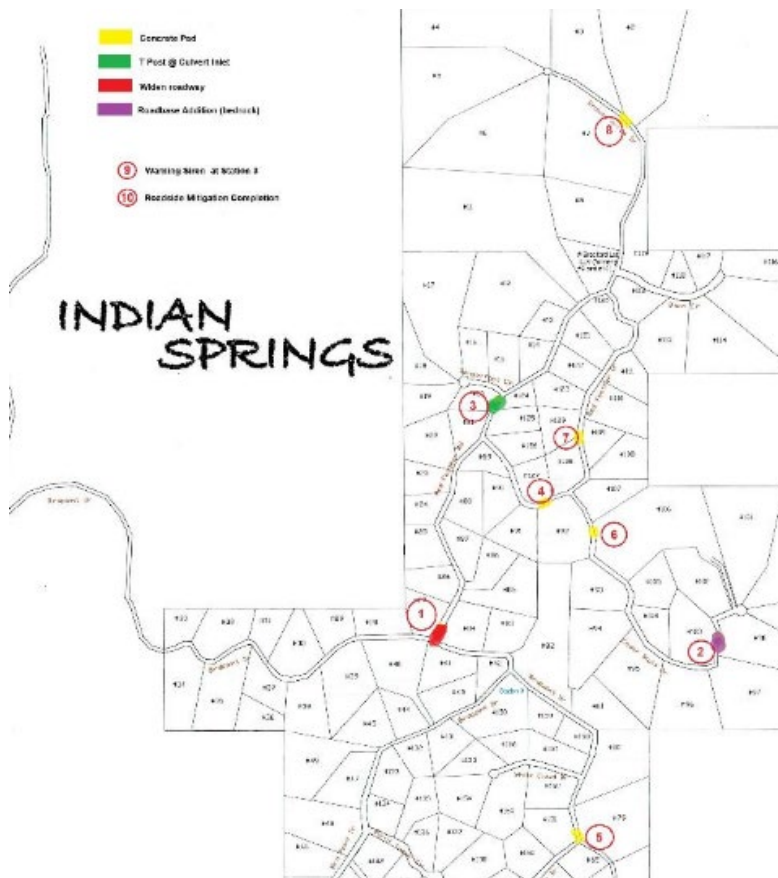
6:00 PM Call to order: Lester Limón

Road Sub Committee Report – Darin Anderson, Chair

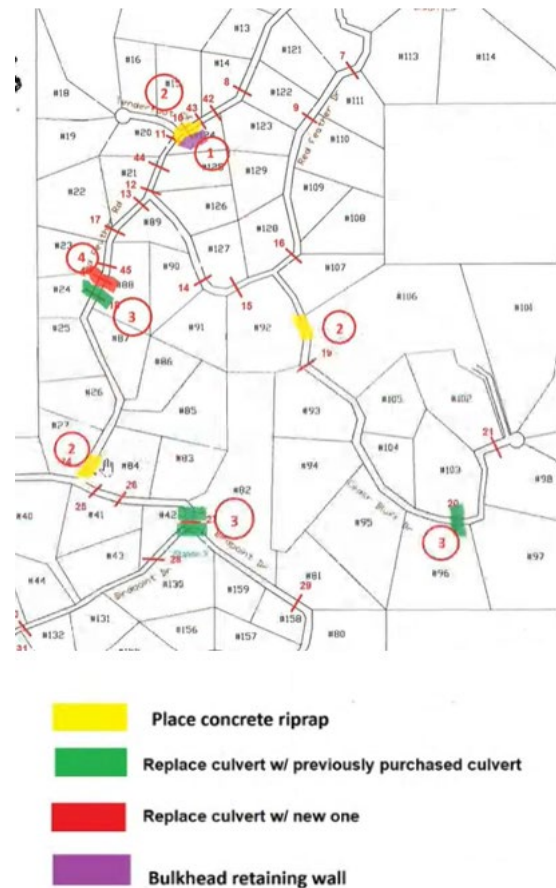
Phase 1: Grant money

Phase 2: ISLA funds

DMFPD Recommendations



Carl Jones Recommendations



A		B		C	D	E		F	G	H	I	J	K	L	M
				Available	Target					Available	Target				
				Budget	\$14,430				Carl Jones Recommendations	Budget	\$20,000				
				Estimated	Target					Estimated	Target				
Map #	Description			Cost	Item Cost	Map #	Description			Cost	Item Cost				
1	Extend w/ add'l culvert, dirt+roadbase			\$11,905	\$11,905	1	Bulkhead retaining wall			\$1,800	\$1,800				
2	Roadbase over bedrock			\$1,500	\$1,500	2	Fully place concrete rip rap			\$800	\$800				
3	Tpost marking culvert inlet			\$15	\$15	3	Install previously purchased culverts (5x)			\$10,000	\$10,000				
4	Concrete pad in low lying area			\$10,000		4	Purchase and install new culvert			\$3,000					
5	Concrete pad in low lying area			\$10,000		5	Purchase and install new culvert			\$3,000					
6	Concrete pad in low lying area			\$10,000											
7	Concrete pad in low lying area			\$10,000											
8	Concrete pad in low lying area			\$10,000											
9	Warning Siren														
10	Complete roadside mitigation			\$8,000											
Total					\$13,420	Total					\$12,600				

*Funds needed to pursue foreclosure action

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FUNDS NEEDED :**DMFPD recommendations funding:**

Fire Mitigation Grant Funds already received can be used for items #1 - #3 listed above

Carl Jones recommendations funding:

1. Labor to construct/install bulkhead retaining wall
2. Labor to place concrete rip rap
3. Purchased within previous year budget – 5 culvers at \$2k each to install

FUNDS AVAILABLE:

ISLA currently has \$20,000 surplus of previously unpaid assessments (from prior years) that have been collected. ISLA can hold back a portion of these funds for a parallel action underway and target \$12,600 of these funds to accomplish #1 - #3 of the Carl Jones recommendations.

The emergency repairs after the big gully washers ISLA has experienced in recent years have come out of the road budget in the amount of \$5,000 - \$6,000 per year. This is not sustainable.

COURSE OF ACTION:

ISLA board agreed to earmark Fire Mitigation Funds for DMFPD recommendations for #1-#3 of the DMFPD recommendations.

A motion was made that \$12,600 from the operational surplus (of \$20,000) be earmarked for #1- #3 Carl Jones recommendations. The motion carried unanimously. This will be presented at the December meeting.

6:22 PM Meeting Adjourned: Lester Limón

Next Meeting: Wednesday, December 10, 2025

6:00 PM

ISLA BOARD OF DIRECTORS 2025-2026

President: Lester Limón 316-288-8418 919rosebush@gmail.com (2026)
Vice President: Scott McGaffey 719-371-2596 990scott@gmail.com (2027)
Treasurer: Darin Anderson 719-221-9914 drandersoninc@gmail.com (2028)
Secretary: Mary Stark 719-337-1535 merrybread@aol.com (2026)
Member: Rich Castle 505-215-0205 rich.betsy1@gmail.com (2027)
Member: Clark Gardner 303-903-4461 clarkjgar@gmail.com (2028)