

## **Indian Springs Landowners Association**

562 Big Bow Drive, Cotopaxi, CO 81223

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

### **Board of Directors Meeting Minutes**

**May 13, 2026 @ 5:00 PM**

332 Red Feather Road and Online

#### **Present:**

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

Community Members: Kathy New, Tamra Baldauf, Betsy Castle, Carl Jones

**5:00 PM      Call to order:** Lester Limón

#### **Ballot Language for Annual Meeting - Lester Limón-**

Language for consideration:

Indian Springs Landowners Association LOT CONSOLIDATION BALLOT INITIATIVE Article VII, Section 21 of the current Declaration of Covenants, Conditions, and Restrictions for Indian Springs I and Indian Springs II, states that property owners may subdivide properties using “controlled and intelligent division” of sizable lots provided no lot be less than four (4) acres in size. This Section makes no provision for the consolidation of lots into larger parcels. This ballot seeks to establish rules for 1) the payment of assessments owed, and 2) member voting rights through the recognition of the lots determined and defined in the original plat maps for Indian Springs I and Indian Springs II. This initiative requires a 2/3rds majority in favor to pass and become a part of the Declaration of Covenants, Conditions, and Restrictions for Indian Springs I and Indian Springs II. Therefore, the following language is proposed as an addition to our Covenants:

*“Article VII, Section 22. Any Owner may combine owned parcels through the lot line vacation process legally described by the Fremont County Planning and Zoning office. This combination of parcels shall establish a new perimeter boundary and legal description, changing established easements and setbacks. The Owner shall remain responsible for all Assessments owed to the Landowners Association as though the lots were never combined as established by the original plat maps legally describing Indian Springs I and Indian Springs II. Further, the Owner shall retain voting rights for all parcels originally owned before the consolidation, as established by the original plat maps legally describing Indian Springs I and Indian Springs II.”*

After Questions/Answers, a motion was made and seconded to approve the language as specified above in these minutes to be a ballot issue for the upcoming annual meeting to be held June 13, 2026. Motion carried.

**5:16 PM      Meeting adjourned:** Lester Limón