

Indian Springs Community Association, Inc.
Indian Springs Green Space, LLC
Minutes of the Annual Homeowners' Meeting

Date: November 12, 2019

The Board meeting was called to order by Indian Springs President Todd Hall at 7 p.m. Present were Board members: Todd Hall (President), Charlie Harrett (Vice-President), Bill Roof (Treasurer), Peggy Grant (Secretary), Monty Gray, Bill Gregory, Nickie Langdon, and Julie Shinton-Fried. Homeowners and guests who were also present are listed on the sign-in sheets for the meeting.

1. Welcome and Board introductions
2. General updates and questions
 - (a) A special thank you to our community volunteers, contractors, Green Team, website update and welcoming committee!!! Gift cards were distributed to volunteer mowers and Officer Oliver.
 - (b) The sound wall is in the State budget as part of the I-265 expansion, thanks to Jason Nemes and Charlie Harrett. We are working to get additional speed humps added.
 - (c) Officer Oliver is our off duty officer. He introduced himself and discussed policy changes in traffic stops, the most problems at the entrance, the speeding issues that are improved with speed humps, theft problems throughout Metro, and calling 911 if noted unauthorized vehicles on the Green Space
 - (d) Homeowner concerns. Debris collected under the bridge-will have Houser look at. Contact our officer if break-in concerns or house watch during vacations. Need brighter signs-will get bids. Want more fountains-explained need to repair paths first but will look at the budget. Parking problems too narrow and facing the wrong way-we need to all be vigilant. If emergency vehicles damage cars, it will be the owner's expense. There were issues of apartment dwellers throwing rocks into our lake. The apartments were called and took care of the problem.
 - (e) Updates 2019. Aloft has been a good neighbor, contributes to maintenance costs, offers a discount to the community, and has rental space. Our holiday party will be at Martins (December 8, 1-4pm), who is doing well, and also has rental space. Our welcoming committee has been helping greet new residents-let them know of new neighbors. We need to collect everyone's emails to keep the community in touch through e-blasts. We also have a FaceBook page (restricted to community) for information. We've entered into 2 new contracts with Houser for property maintenance and a maintenance building lease after comparing other bids. We continue to maintain the Green Space-planting trees, adding trash cans, adding a second fountain, adding a wood chip path. Thanks to our mowing volunteers for helping. We've paved 1/3 of the cart paths and will begin phase 2 next year. We have a new, registered lending library on the Green Space. Todd reported on the results of the compilation report for auditing the finances. Julie secured many

flower bulbs to plant for our Green Space. The Green Space has been popular with families. We completed the dredging of the pond at old hole 11 and put the dredge in the sand traps.

- (f) Plans for 2020. We will continue to maintain the Green Space, repairing sand traps and completing the second of three phase of cart path paving (old holes 8-13, total 5 ½ miles). The board continues to look at a master plan to reduce the amount of Green Space to mow. We plan to clean up around the ponds and are abating the geese population. We are looking at distance markers for the Green Space. Our monthly board meetings are the 2nd Tuesday, 7 pm at the Legends Apartments-changes should be posted to the community website. People have donated or are interested in donations of benches for the Green Space. Contact the board for approval. We have a policy for donations.
 - (g) CCRs. Discussed common CCR violations-mailboxes, grass, rental, no swimming, parking problems, fences, sheds. Please keep dogs on leashes and clean up.
3. Review 2019 budget, and discuss 2020 budget. Balances from 2019 were discussed. HOA dues collections were good for 2019, with 1 not paying (persistent problem, and a lien put on the house). We are keeping the annual HOA dues at \$550/year, due February 1. The board approves capital projects out of the reserve account as needed and possible with funds. The board has already approved the 2020 budget, which is the same as 2019. Bruce Wood moved to approve, Elizabeth seconded and it passed.
4. Board Elections. The current board has agreed to continue to serve as a slate. Tom Mugaven moved to approve, the motion was seconded and passed.

Board meeting following annual meeting, November 12, 2019

The following were elected as officers for 2020: Todd Hall (President), Charlie Harrett (Vice-President), Bill Roof (Treasurer), Peggy Grant (Secretary).

Adjourn: 8:30 pm

Respectfully submitted,

Peggy Grant, Secretary