

Indian Springs Community Association, Inc.
Indian Springs Green Space, LLC
Minutes of the Regular Board Meeting
Date: July 15, 2025

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

1. Homeowners. A project manager and homeowners discussed a potential remodel project for 10922 Fairway Pointe Drive. The board looked at the proposed plans for the remodel and the fence. With no problems with compliance with the CCRs, the board approved the plans.
2. Minutes. The last month's board meeting minutes were previously sent to the Board members. The reading of the minutes was dispensed with. Bruce moved to accept the minutes as sent. The motion was seconded and passed.
3. Financial Report. Bill Roof stated we're doing well so far with the budget. The insurance premiums were higher than anticipated. We have had extra expenses in the Green Space account from extensive tree damage due to the recent storm.

Letters were sent to homeowners that still have unpaid HOA dues. 2 have since paid, but there are still 6 that haven't paid. Liens will be filed. Our attorney filed the lien for unpaid 2025 fees for 3108 Indian Lake Dr. Our attorney also sent a letter to 3108 ILD in addition to Nicki providing Mr. Richards with the information he requested. He has until June 30 to pay for all the years of unpaid fees, or we'll start foreclosure procedures. Nicki hand delivered the letter from the attorney, so we know he has notice.

4. Security. No security issues reported by our officers for June. The Martin's BBQ basement door was previously broken and replaced by Mason. In July, though, someone kicked in the new door and put graffiti on the wall. There's an access door into our storage space and Kevin's tools with a double dead bolt, which the thief also opened. Kevin will check whether anything was stolen when he returns. Bill had a contractor quote a price to replace the wall with concrete block wall and both doors with metal doors and frames. Bill moved to spend no more than \$8,000 for the work, the motion was seconded and passed.
5. ISCA Grounds/Greenspace/The Preserve. Charlie discussed a list of follow up items for the Green Space.

Pine trees for the sight and sound barrier. We planted 100 trees, but there are 3 that look brown. One has been replaced already as specified in the contract.

Chemicals in Green Space. We discussed Charlie's research on various chemicals used to manage weeds and protect the cart paths. Charlie also discussed the issue with the concerned homeowner. We sent an alternative chemical suggestion to Mason with Mow Better to check the price. We discussed how to notify homeowners with the requested 24-hour notice.

We don't have a policy manual for Mow Better for the Green Space about HOA landscaping. Charlie researched the issue and found a potential manual outline. He will review with Mason to develop one.

Replacement shrubs on landscaping along Indian Lake. Charlie talked to Mason about replacing those identified with problems, possibly in the Fall.

Motorized vehicles on the cart path. There have been several reports of motorized vehicles on the cart paths, which are prohibited in the CCR's. We've sent out several eblasts reminding homeowners of the rules. We discussed putting signs on the posts already installed at the cart path entrances. It would cost about \$25-30 per notice. Let's check with our attorney and Jennifer about what else we can do.

Indian fountain maintenance. Mason took over the operations, repairs and maintenance of the fountain. We will need more specialized help if a major repair is required.

Crosswalks on Indian Lake Drive. Charlie talked to Kip, who said they will be painted sometime in the next year.

Stocking of lakes. Charlie talked to Mark at the Department of Fish and Wildlife. They will come to do a census of the fish population and tell us what we need. We can get them scheduled for next year.

Canada geese population. There's a certain period (when the geese are molting) that someone can take action to limit the geese. Charlie will get a quote for the work and report back to the board. If it's still a problem, we can ask Fish and Wildlife to round them up as we had before. We will need to contact them in January to get on the list.

Culvert behind 3004 Lake Vista Drive. The ground outside the area has filled up. It's probably an MSD responsibility. Charlie will have Kip call them.

Due to reports of dog off its leash, Jennifer should send a letter 3107 Lake Vista Drive.

Status of landscaping on old 14 green fairway. Mason is working on it, hoping to finish in the late Fall.

The house on the corner of Frey's Hills and Indian Lake. We will ask the homeowner if we can remove the failing Bradford pear trees. Those that have been damaged have been removed.

6. Old business.

Bill reserved the Sawyer Hays Center for the annual homeowners meeting for November 18, at 7pm with a \$500 deposit. Nicki moved to approve the cost of \$742, the motion seconded and passed.

The paving by Metro of several side streets is done, though there were a few problems. We now need to get Vista Greens paved.

7. New Business.

We need to ask Linda about how many people we reach through Facebook and e-blast.

Mow Better has done a good job cleaning up all the tree damage from the storm.

Adjourn: 8:08pm

Respectfully submitted,

Linda Hestand and Peggy Grant, Co-Secretaries