

Indian Springs Community Association, Inc.
Indian Springs Green Space, LLC
Minutes of the Regular Board Meeting
Date: May 20, 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), Linda Hestand (Co-Secretary), Bill Gregory, Joseph Haddad, Bruce Roberson, and Todd Hall. Homeowners who were also present are listed on the meeting sign-in sheet.

1. Guests. There were three residents who had comments for the Board. The first resident lives on Coventry Tee Court and asked for suggestions to ease significant water drainage issues in her back yard. A few board members and Mason from Mow Better will stop by to look at the area. The second resident shared concerns about the lawn care chemicals applied to the green space. The board will investigate and discuss further. The third resident generously volunteered his time to help with various issues using his engineering background.
2. Minutes. The last month's board meeting minutes were previously sent to the Board members for review. The reading of the minutes was dispensed with. Joe moved to accept the minutes. The motion was seconded by Nickie and passed.
3. Financial Report/ Dues update. Bill Roof discussed the financial report. At four months into the year, the Green Space budget is still in good shape. It is slightly over-budget due to the spring spruce up which included new mulch. The new irrigation system was completed at the front of the neighborhood at a cost of \$41,000.

There are eleven homeowners with unpaid annual HOA fees still pending. These owners will be contacted personally by Board members.

4. Security. We are on the list for the Metro Watch Camera Program at no cost to us. We'll share more information as we have it.
5. ISCA Grounds/Greenspace/The Preserve.

Despite the Board's numerous reminders in our eBlasts, our community Facebook page, and Board Minutes, as well as verbally to pet owners, we still have a few dog owners letting their dogs walk and/or run off leash in the Green Space. This is strictly prohibited by both Metro Louisville and Indian Springs' CCRs (deed restrictions). After some discussion Charlie moved that we have Mulloy Properties mail an official reminder letter to each house. The motion was seconded by Bruce and passed.

We got a request from a new homeowner on Vista Greens Drive to install a new fence. The request reviewed, determined to meet the HOA's requirements, and was approved.

The use of the ponds for fishing was discussed. Any homeowner (and their guest) wanting to fish in the Green Space ponds is reminded to have the proper Kentucky Fishing License that is required if you are 16 years or older. Charlie will contact KY Fish & Wildlife on steps needed to do a fish count to see if restocking is needed.

The stone bridges down behind Martin's BBQ had graffiti on them and will be cleaned up by Mow Better.

6. Old Business.

The Board has been in discussions with the homeowner at 3108 Indian Lake Dr. about his many years of unpaid HOA annual fees. This has resulted in many liens filed on his home. If a payment plan cannot be worked out, the Board will begin foreclosure proceedings. The Board's attorney will send a letter outlining the requirements.

The owner of 3338 Indian Lake Drive was notified that he had rented his house without approval and owed fines, interest, and attorney fees. Todd will contact him if it hasn't been paid in full.

A few of our roads have been on Metro's list for repaving work by July 1. A board member will reach out to see the status.

The fountain at our front entrance is being worked on and we hope to have it up and running soon.

7. New Business.

Landscaping for old hole 14 was discussed. Bill moved to accept Mow Better's proposal to clean up the area this Fall, plant some small trees, plantings and mulch, at a cost not to exceed \$5,000. The motion was seconded by Charlie and passed.

The entry signs at the Freys Hill entrance were discussed. They may need to be refreshed, but if needing to be replaced, we can look to budget that for next year.

Someone noticed turkey vultures in the green space. Those are protected birds according to Kentucky Fish & Wildlife and perform the service of nature's clean up.

Adjourn: 8:23 pm

Respectfully submitted,

Linda Hestand and Peggy Grant, Co-Secretaries