

Indian Springs Community Association, Inc.
Indian Springs Green Space, LLC
Minutes of the Regular Board Meeting
Date: April 21, 2026

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), Peggy Grant (Co-Secretary, via phone), Todd Hall, Joe Haddad, Bruce Roberson, and Bill Gregory. Homeowners who were also present are listed on the meeting sign-in sheet.

1. **Homeowners.** Benna Thomas was present and presented the Board with plans for a deck and sunroom off the back of their home at 3107 Lake Vista Drive. After a review of the documents and a short discussion, the Board determined that the plan complied with the CCRs and was approved.
2. **Minutes.** The March 2026 minutes were previously sent to the Board members for review, so the reading of the minutes was dispensed with. Bill moved to accept the minutes with one update from Nickie. The motion was seconded by Nickie and passed.
3. **Insurance Update.** There was discussion about Martin's BBQ insurance. Since they lease from the ISCA, we have some insurance on the property. However, we don't think we had received their latest Certificate of Insurance (COI). Todd said he would follow up with Martin's to get the COI with us listed as an additional insured. Bill will call our Cincinnati Insurance agent to confirm that we have adequate insurance on our Native American Indian sculpture, the new pump house, and our D&O policy for Directors and Officers.

Financial Report. Bill reviewed the financial report for 1st Quarter 2026 and said we are under budget but haven't gotten the bill yet for the spring mulch for the green space. We have \$210,000 in reserves.

Regarding HOA dues, 93% of residents have paid to date. There are 25 homeowners who still owe their yearly dues.

Our insurance renewal was \$16,445 and will be split between the green space and the HOA.

4. **Security.** The Meadow Vale Police Chief reported that two speeding tickets were issued last week in Indian Springs.
5. **ISCA Grounds/Greenspace/The Preserve.**

Native American Indian Sculpture. It was discovered that the inside supports in the base are rotting. After recommendations from experts and much discussion, it's been decided to remove and store the sculpture. We are getting proposals to rebuild the base and redesign the pool area.

Signage. Charlie previewed the new sign sample and after discussion, all agreed that he could order seventeen signs for the entrances to the cart paths to be installed by the end of April.

Sprinkler System. The front sprinkler system is down because the water meter is broken.

Martin Houses. Mow Better has installed several bird houses, including the new purple martin ‘apartment style’ house near the pond at hole #6. Lots of nesting activity has been seen since installation.

Landscaped Banana Beds. The dead plantings will be replaced this fall.

Lakes. KY Fish & Wildlife no longer does surveys or fish counts. We are looking for other options to get a survey completed before considering stocking any new fish.

Wildflowers. The Cooperative Extension Service did a survey of our green space and will present a report regarding planting wildflowers and pollinator friendly plants.

Green Space Spraying. Weed spraying took place last week. The neighborhood was notified ahead of time via email, and signs were posted along the sprayed areas.

Back Entrance. Our back entrance sign will be updated.

Green Space Project Management. There was discussion about a system to track projects. Charlie will ask Jennifer about keeping a project list. Bill will ask Evan about having a dedicated employee for ISCA needs.

Mosquito Spraying Request. A resident on Coventry Greens Drive requested that the drainage area bordering the old 8th hold be sprayed for mosquitoes. While a valid request, we know that many residents would not want any chemicals sprayed in or near their yards. It is suggested individual homeowners purchase a ‘fogger’ product to use if desired.

Green Team. Bruce requested use of the golf cart this Saturday during ‘clean up’ day. Bruce also stated the bridge needs repairs, and the wood could be repainted.

3108 Indian Lake Drive. The Board met with our attorney and agreed to continue with this foreclosure lawsuit.

Adjourn: 8:26 pm

Respectfully submitted,

Linda Hestand and Peggy Grant, Co-Secretary