

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

1. Homeowner concern. Cindy and Mark Key notified the Board a few months ago of compliance concerns regarding a fence installed at 10922 Fairway Pointe Drive. They shared pictures they had taken at our October meeting. The fence request and plan specifications had been submitted and approved by the Board in July 2025. However, the pictures looked different than the original plans which were approved. The Board had asked Jennifer Tharp, our property manager at Mulloy Properties, to send a letter to the homeowner indicating they may be out of compliance and ask that they get in touch or attend a board meeting. The board has not heard from either of the homeowners, Maurice and Laura Linkous. Nickie will follow up with Jennifer and communicate with the homeowners.
2. Minutes. The October 2025 minutes were previously sent to the Board members for review. The reading of the minutes was dispensed with. Nickie moved to accept the minutes as presented. The motion was seconded by Charlie and passed.

The November 2025 Annual Meeting minutes were also previously sent to the Board members for review, so the reading of those minutes was dispensed with. Bill moved to accept the minutes as presented. The motion was seconded by Nickie and passed.
3. Financial Report/Dues update. Bill Roof discussed the financial report. We finished under budget overall for 2025, though we were over budget for lawn services. We currently have \$210,000 in our reserve account with our goal being \$350,000.
4. Lakes. Todd moved that we renew service with Aquatic Control at a price of \$14,893. The motion was seconded by Linda and Passed.
5. Security. There has been a covered car parked for a while on Indian Lake Drive near Coventry Greens Drive. It was reported that a van has been parked at the end of Lake Vista Drive with at least one flat tire. Our off-duty officer will be asked to check on both.
6. ISCA Grounds/Greenspace/The Preserve. Charlie gave a status update on these projects:
 - a) Metro Watch Program – a second Flock camera at the back entrance is pending.
 - b) Fountain Repairs – no update at this time.
 - c) Crosswalks – painting completed.
 - d) Landscaping on Indian Lake Drive and dead trees by sound barrier – waiting for price.
 - e) Geese Removal – a count of geese totaled only about 60. We will check again next year.
 - f) Ky Fish & Wildlife – will proceed with requesting a fish count.
 - g) Martin House Replacement Program – the first replacement house will be installed at the pond on old hole #6 in March/early April. If successful, the Board has authorized the purchase of five additional houses near the other ponds.

- h) Green Space Weeding/Planting Program – a Jefferson County Cooperative Extension Service Agent will visit in late February or early March for a total review of our green space. Recommendations will be given for turf maintenance, location for wildflower plantings and management of wildlife habitats.
 - i) Landscaping Project – additional rock edging is needed on old fairway #14 on the side of the new bed.
 - j) Green Space Signage – new signage is being developed for the walking paths on the green space. Joe and Peggy will be asked to review the wording.
7. Old Business. As reported many times, Mr. Ron Richards, 3108 Indian Lake Drive, has not paid his HOA annual fees for many years, resulting in numerous liens filed on his home. Our attorney filed for collection of monies owed, and Mr. Richards was given 30 days to respond. We heard from PNC Bank, which holds Mr. Richards’ mortgage, indicating that all outstanding dues and fees would be paid by November 30. When not paid by the deadline, the Board gave our attorney approval to move ahead with a foreclosure auction. As of today, at least \$25,000 is owed.
- Our Holiday Party open house was held on Sunday, December 14 at Martin’s BBQ. The party was well attended, and homeowners had a good time.
8. New Business. Committee structure was discussed. There has been discussion about a newsletter to communicate with residents. Stone bridges in the Green Space will be evaluated for repair. Tree trunk covers will be placed around some new trees on #15 that are being damaged by wildlife.

Adjourn: 8:17 pm

Respectfully submitted,

Linda Hestand and Peggy Grant, Co-Secretaries