

Indian Springs Community Association, Inc.
Indian Springs Green Space, LLC
Minutes of the Regular Board Meeting
Date: October 15, 2024

The Board meeting was called to order by Indian Springs President Nickie Langdon at 7 p.m. Present were Board members: Nicki Langdon (President), Charlie Harrett (Vice-President), Peggy Grant (Co-Secretary, via phone), Linda Hestand (Co-Secretary), Bill Roof, (Treasurer), Bill Gregory, and Todd Hall. Three Homeowners were also present, one of which was interested in filling open Board position.

1. Welcome and Guests. A homeowner asked that a pine tree be replaced where one was taken down at old hole #14 because there is an obvious gap in the row of pine trees. Mason's cost to remove the stump is \$100 and to replace the tree is \$385. Charlie moved to get these two jobs done, not to exceed \$500. Bill G. seconded and the motion passed.
2. Past Minutes. The September board meeting minutes were previously sent to the Board members. The reading of minutes was dispensed with and one correction was noted. Nickie moved to accept the minutes as amended. Bill R. seconded and the motion passed.
3. Financial Report. Bill reported that we are on budget in both accounts and have \$132,000 in the Reserve account. After review of the draft, Bill moved to approve the 2025 Budget. Todd seconded and the motion passed.
4. Security - nothing to report.
5. Landscaping.
 - a. Many trees have been planted in and around the former pond at old hole #13. Someone added chemicals to the standing rainwater a few weeks ago that made it look aqua. If anyone knows who added the chemicals, tell the person to stop, or report it to Jennifer at Mulloy Properties or a Board member. We hope it doesn't harm the new cypress trees that are planted in the lower area of the former pond.
 - b. Fence line along #14 – the State tree service will do a clean-up along the fence. We'll clean up what is left behind.
 - c. Ten or twelve trees (pine and Leeland cypress) will be planted late October or in November to help buffer the road noise where the sight and sound barrier ended, along old hole #4.
 - d. The dead shrubs in the various landscaping beds will be replaced.
 - e. The wasp nests in the gazebo have been removed and the floor repainted.
 - f. The Native American sculpture and water feature at the front of the community will be winterized soon.

6. New Business

- a. After reviewing the request, the board approved the proposed fence for 3501 Coventry Tee. The homeowner will be notified through Mulloy Properties.
- b. Request for Airbnb by Charles and Sarah Hanson at 3510 Coventry Tee Court has been rejected. Commercial use of a residential property is prohibited per our CC&Rs. Mulloy Properties will notify the homeowner.
- c. Homeowner at 4814 Fairway Pointe requested compensation for removal of a tree (costing \$6,500) which was partially on the Greenspace and partially on her property. Bill R. inspected the site and moved to reimburse \$3,445 to the homeowner. Nickie seconded and the motion passed.
- d. A Winter Party will be held at Martin's BBQ on January 19, 2025. Details coming soon.
- e. Our Annual Meeting will be held Tuesday, November 12, 2024 at the Sawyer Hayes Community Center, 2201 Lakeland Road.
- f. Indian Springs Face Book – no commercial advertising is permitted, and those posts will be deleted. If the person continues, they may be banned from accessing our FB site.
- g. The garage door at Martin's was replaced today. This expense had previously been approved by the Board.
- h. Bruce moved that the Green Team have an outing, to celebrate and reward their hard work and effort, cost of which not to exceed \$300. Bill R. seconded and the motion passed.
- i. Joseph Haddad attended our meeting tonight and stated his interest in replacing the open Board position. After speaking with him, Nicki moved to approve him joining the Board. Linda seconded and the motion passed.
- j. MSD replaced some storm drain grates on Coventry Green.

Adjourned: 8:13 p.m.

Respectfully submitted.

Linda Hestand and Peggy Grant, Co-Secretaries