Indian Springs Community Association, Inc.
Indian Springs Green Space, LLC
Minutes of the Regular Board Meeting
Date: September 15, 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 (Co-Secretary), Linda Hestand (Co-Secretary), Joe Haddad, Bill Gregory, Todd Hall, Bruce Roberson. Homeowners and guests who were also present are listed on the sign-in sheet for the meeting.

1. Homeowners. Cindy thanked the board for the new sign at Fairway Point. She asked if there were any general guidelines for the community somewhere. We directed her to the website with the CCRs and Policies and Procedures. She asked about homeowners' bushes that are growing into and are starting to block the sidewalk. We will send out an eblast to remind people to trim to their bushes.

2. Minutes. Last month's board meeting minutes were previously sent to the Board members. The reading of the minutes was dispensed with. Charlie moved to accept the minutes as amended for a typo. The motion was seconded and passed.

3. Financial Report. Bill Roof discussed the financial report. The HOA account continues to be overbudget for lawn services (about $2,000) and insurance ($4,000 over due to insuring the Indian statute at our entrance). However, it was offset by no snow removal costs for 2026. We are also overbudget on legal expenses (due to the Richards lawsuit), which was offset by the settlement payment. The Green Space account is doing OK with lawn services expenses. However, it is way overbudget on repairs and maintenance, which will be worse due to $5,100 for repairs on the Toro mower. We are currently underbudget because we've not yet paid the property tax. There is about $212,000 in our capital account, making interest. That is saved for major emergencies.

   Bill passed out the first draft of the budget for next year. The HOA budget is $136,250. The Green Space budget is $154, 503, for a total of $290,753. We discussed projected revenue (HOA dues and payments from Legends, Aloft, Jaggers, Martins BBQ). That leaves a balance available for capital projects of $46,875. We discussed individual line items. We will need to discuss the cost of dredging ponds for next year. Todd moved to approve the draft budget, the motion was seconded and passed. It will be presented at the annual meeting.

4. Security. The Meadowvale Police wanted clarity about talking to people that are fishing, as it is limited to homeowners or their guests.

5. ISCA Grounds/Greenspace/The Preserve

   Status of mowers: The Toro mower is fixed; it was a hydraulic problem. The Ex-Mark is still struggling to work. They have replaced the shields. We may need to get a new one next year.

   The Indian water feature is working now (at a cost of about $3,000) but will need more extensive work next year. The contractor is talking about repiping the water flow to reduce maintenance. He will give us a new proposal next Spring. They also have a maintenance program that we can also review next Spring. We also discussed possibly getting a different concept to review.

CCR violations. There are a lot of reports of homeowners remodeling and putting in fences. We need to remind the residents of the CCR restrictions, by letter and/or email. Perhaps we can send a letter with the annual meeting notice. Joe will send a draft. The committee approved a deck request, but they are required to follow the policy for payment and an indemnity agreement. Bill reported one homeowner that has numerous violations. We may need to escalate to the next step.

Fall planting and tree replacement by Mow Better and improving additional landscape areas. Some trees have failed on the sight and sound barrier and elsewhere. Charlie will send a list of needs. We talked about an inventory of the Green Space equipment and getting a Polaris and/or cart. We discussed using the Richards' settlement money for equipment.

We discussed again the problem of motorized vehicles on the walking path. Our police security can give warnings if needed. We have put up new signs. Todd talked to the family of one who we know violates the restriction. There are reports of it happening in a lot of neighborhoods.

Stone bridges. We need a plan to repair the bridges. We got a bid for $36,000, which we may need to spread over several years. Perhaps we could look for someone who's not an expert stone mason. Todd will give the name of someone to Bruce. We need to review the bridges to determine whether it's a safety issue.

The irrigation of the front entrance islands is working and has been turned up to spray more often. It has been recently checked.

The Green Team weeded the front flower beds. The trash cans are emptied more frequently in the summer, weekly. The evergreens at the front have bag worms that need to be treated. We never got the report back from the lady at Bright Side that evaluated the possibility of planting wildflowers in the Green Space. We will need to spray preemergent on the beds in early spring to control weeds. Charlie asked for funding to take the Green Team to lunch in appreciation of all their hard work. We really appreciate it! Charlie made the motion, not to exceed $250, motion seconded and passed.

6. New Business.

The Holiday open house is scheduled at Martin's BBQ for December 6, from 2-4 pm.

Todd talked to someone about putting up the Christmas lights. He will get a cost.

Emerson (Martin's BBQ employee), was killed in an auto accident. Todd wanted to approve a donation for the family. Todd also wanted to approve $500 for Mason's wife, also recently killed. Bill R talked about putting some money toward a bench in the Green Space. Bill moved to approve $500 for each, the motion was seconded and passed.

Todd moved snacks for the annual meeting, not to exceed $250. The motion was seconded and approved. The annual HOA meeting is Tuesday, November 17, 7pm at the Sawyer Hayes Community Center.

Adjourn: 8:20pm

Respectfully submitted,

Linda Hestand and Peggy Grant, Co-Secretaries