

**Indian Springs Community Association, Inc.**  
**Indian Springs Green Space, LLC**  
**Minutes of the Regular Board Meeting**

Date: March 18, 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), Peggy Grant (Co-Secretary), Bill Gregory, Todd Hall, Bruce Roberson, Joe Haddad. Homeowner who was also present are listed on the sign-in sheet for the meeting.

1. Minutes. The last month's board meeting minutes were previously sent to the Board members. The reading of the minutes was dispensed with. Nickie moved to accept the minutes. The motion was seconded and passed.
2. Financial Report/ Dues update. Bill Roof discussed the financial report. After 2 months into the year, we are doing well. There was a second expense for snow removal, for a total spent of \$8,281 out of the \$15,000 budgeting. The HOA budget is in good shape. As for the Green Space budget, we paid ahead for the new yearly pond maintenance contract to get the discount. The Green Space budget is in good shape ahead of mowing. We have \$189,000 in our reserve account. Our goal is to reserve a full year's budget (about \$250,000).

Bill didn't get an update on the status of unpaid annual HOA fees from Jennifer yet, but he'll follow-up. Bill will also follow-up on whether Aloft, Legends, and Jagers have paid their annual fees. When we signed the agreement with Martins BBQ, they paid a deposit of 1 month's rent to be applied to rent. They wanted to apply that now to get the deposit entry off their books, so that will be applied this month.

3. Security. No problems reported. The security officer discussed the issue with the homeless encampment. The mess is still there although the people have been relocated. We asked the state to clean it up (as it is on their property), but if not, we will ask Kip if Metro can help. The report was circulated about the truck stolen from the driveway. The police were notified.

Flock cameras. Charlie reported Kip has contacted someone that is working on the Metro flock cameras. He hasn't heard back yet. We discussed whether there is any evidence of success. The cost is \$2,500/year per camera.

4. ISCA Grounds/Greenspace/The Preserve.

Landscaping update. Charlie reported on the extra 20 trees planted (due to extra digging), that the board discussed and agreed by email. To ratify, Charlie moved to plant the extra 20 trees at an additional \$5,000, the motion was seconded and approved. Bruce reported that the Green Team will try to meet next week. Since Mow Better had installed landscaping that was guaranteed, the dead ones were replaced. But the replacement trees were much smaller than the original trees. Along Indian Lake Drive, it now looks sparse. Charlie will talk to Mow Better to correct. The trees planted in the old pond on old hole #13 are still alive, despite a lot of recent rain.

The removal and replace of the old irrigation system along Indian Springs at the front entrance is underway. They found collapsed pipes, so we discussed alternatives. In addition to the original \$34,300 approved for Precise irrigation, we need to put in a new conduit. Bill moved to approve an additional \$4,500 for new pipes, the motion was seconded and approved.

The speed humps need to be repaired and repainted. Metro has been contacted. The current year's paving schedule does not include Indian Lake Dr. On the paving schedule for this year is Lake Vista Dr. and Lake Vista Court. We will ask Metro to repair the speed humps before painting them.

We got a request from a homeowner to replace their wooden fence with a new aluminum fence and to move the new fence addition farther out into the former golf course right of way since its closure. We approved the request.

5. Old business.

The homeowner at 3338 Indian Lake Dr. was told there was \$2,054.85 due (from fees and fines for the unauthorized rental). There will be additional fees if not paid. The homeowner and guest were present to discuss. He had finally responded to our attorney after some delay. He agrees to pay the annual HOA fee and fine but does not want to pay for attorney fees. He wants to rent out house. The proper policy and procedure is detailed on our website. He will need to pay the outstanding fees before submitting a rental application. He will contact our attorney to send the information requested and we will suspend further fees as long as trying to work out the issue. We looked at the property tax records and discussed the issues.

Polly Gage responded to a letter about a request for a drawing of a proposed cover for trash cans (with suggestions). She will now put them behind her house.

6. New Business.

The Frey's Hill Entrance sign is starting to decay and to be obscured by landscaping. Replacing the sign may be a project for next year.

Todd submitted forms to LGE to replace 3 streetlights on Indian Lake Dr.

Jennifer is sending letters about roof covers from roof damage. We don't govern roof repairs but we do govern things put on top of roofs.

We are still working on the issue with the rock on the pond on old #6-7.

Adjourn: 8:10

Respectfully submitted,

*Linda Hestand and Peggy Grant*, Co-Secretaries