

Indian Springs Community Association, Inc.
Indian Springs Green Space, LLC
Amended Minutes of the Regular Board Meeting
Date: September 16, 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 (via phone, Co-Secretary), Linda Hestand (Co-Secretary), Joseph Haddad, Bruce Roberson, Bill Gregory and Todd Hall. Homeowners who were also present are listed on the meeting sign-in sheet.

1. Homeowners. Connie Smith from Fairway Point Court requested that a tree be replaced in the greenspace area behind her house. She also asked to have speed humps installed on Fairway Point Drive. She was advised to contact Markus Winkler's office on the speed humps since our roads belong to Metro Louisville. It was also mentioned that the Board had previously requested speed humps on several side streets, but were always denied.
2. Minutes. Last month's board meeting 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 sent. The motion was seconded by Bill and passed.
3. Financial Report/ Dues update. Bill Roof discussed the financial report. The Green Space budget is still in good shape, although our lawn service expenses are slightly over budget.

Draft Budgets for 2026. Bill reviewed the draft budgets for 2026. They are basically the same as 2025 except for increasing the landscaping expenses portion.

3108 Indian Lake Drive. As reported several times, Mr. Ron Richards is many years behind on his HOA fees resulting in multiple liens filed on his home. Today our attorney filed for collection of \$18,000.00, plus attorney fees. Mr. Richards has 30 days to respond.

4. Security. No report.
5. ISCA Grounds/Greenspace/The Preserve.

Fence at 10922 Fairway Point Court. The plans were not submitted to the Board for approval before installation and the fence appears to be out of compliance with our CC&Rs, which are available on the Indian Springs website <https://indianspringslouisville.com/> Our property manager will send a letter advising them of the non-compliance and request that the owner attend our October meeting to discuss.

Home renovation at 3404 Indian Lake Drive. There have been extensive renovations going on at this home. It was reported that a structure was going up next to the pool, perhaps a cabana for the pool. The plans for the structure were not submitted to the Board for approval before starting to build and the cabana appears to be out of compliance with our CC&Rs. They are available on the Indian Springs website <https://indianspringslouisville.com/> Our property manager will send a

letter advising them of the non-compliance and request that the owner attend our October meeting to discuss.

Concerns about the lawn care chemicals applied to the green space were brought to the Board's attention by a few residents. Following research into the issue, the Board has given Mow Better a procedures list to follow.

The Board is working to replace many of the Martin bird houses around the green space.

At the Board's request, MSD surveyed the culvert behind 3004 Lake Vista Drive. The MSD representative said that MSD was not responsible. The Board will consider next steps.

The upper lake needs dredging. More information to come.

6. New Business

Charlie sat in on the monthly public meeting with Markus Winkler and Jason Nemes. Charlie reported that Jason asked our Louisville Mayor to purchase the AT&T property on Frey's Hills Road for a public park so that no apartments or other high density residential structures can be built there in an already-high traffic area.

The Board discussed ideas to remember and honor the late Cheyenne Carpenter, such as installing a bench and tree in our green space. Her visitation is this Saturday at Arch L. Heady & Son at Westport Village. Bill moved to spend up to \$250 for flowers to be sent to the funeral home. The motion was seconded by Nickie and passed. Linda will order the flowers.

7. Upcoming important dates:

October: Our next Board Meeting will be at 7pm on Tuesday, October 21 at the Legends Clubhouse.

November: Our Annual Meeting will be held at 7pm on Tuesday, November 18 at the Sawyer Hayes Community Center at 2201 Lakeland Road.

December: Our Holiday Party will be held on Sunday, December 14 at Martin's BBQ. More details to come.

Adjourn: 7:59 pm

Respectfully submitted,

Linda Hestand and Peggy Grant, Co-Secretaries