

Indian Springs Community Association, Inc.
Indian Springs Green Space, LLC
Minutes of the Regular Board Meeting
Date: February 17, 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), 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. **Homeowners.** Dale and Pat Fox submitted plans for an attached shed. After reviewing the plans, Todd moved to approve. The motion was seconded by Bill and passed.

Rob Rich said he and a neighbor sustained yard damage from the snow plow on Lake Vista Court and showed pictures. Charlie will request that Mow Better seed and straw both areas when appropriate.

Cindy Key was following up on the compliance concerns regarding a fence installed at 10922 Fairway Pointe Drive. The fence plan request and specifications had been submitted and approved by the Board in July 2025, however, the pictures she had shown the Board at a previous meeting 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 still not heard from either of the homeowners so Nickie will follow up with Jennifer and Linda will look back at the July 2025 minutes to see if we have a copy of those proposed plans.

2. **Minutes.** The January 2026 minutes were previously sent to the Board members for review, so the reading of the minutes was dispensed with. Charlie moved to accept the minutes as presented. The motion was seconded by Bruce and passed.
3. **Financial Report.** Bill Roof reviewed the financial report for January 2026 and said some projects were put in the wrong category. He will work with Mulloy Properties to correct the error. We currently have \$209,000 in our reserve account with our goal being \$350,000.

Security. Meadow Vale is working on a few parking issues.

4. **ISCA Grounds/Greenspace/The Preserve.** A tree in the greenspace behind 3106 Lake Vista had been removed. The Board will request that Mow Better seed and straw the area when appropriate.

Signage. Charlie had sent out a mock-up of new signage for various points at the walking paths. He is asking for feedback from everyone on the Board and will get pricing.

Committee Structure. Charlie has proposed several committees and has asked Board members to volunteer for at least one committee. Eventually residents will be asked to volunteer to help out too. For instance, a committee to keep up with projects and whether they are approved or not is one such committee idea.

5. **3108 Indian Lake Drive.** As reported many times, Mr. Ron Richards 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 had heard from PNC Bank, which holds Mr. Richards' mortgage and the PNC attorney indicated that all outstanding dues and fees will be paid by November 30. That did not happen and the Board has given our attorney approval to move ahead with a foreclosure auction. As of today, at least \$32,000 is owed. We have recently been informed that PNC will pay all outstanding dues and fees once the foreclosure/auction notice is published.
6. **Miscellaneous.** An emailed request came in for the Board to replace a rubber curb ramp that was damaged by a snow plow. We decline responsibility since the item was in the road. It was suggested that residents mark items like this with flags or orange cones for better awareness and visibility or move the item off of the road when a heavy snow fall is expected.

Adjourn: 7:50 pm

Respectfully submitted,

Linda Hestand and Peggy Grant, Co-Secretaries