

Indian Springs Community Association, Inc.  
Indian Springs Green Space, LLC  
Minutes of the Regular Board Meeting  
Date: January 21, 2025

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, Bruce Roberson, Joe Haddad, and Todd Hall.

1. Welcome and Guests. Mason and Cheyenne Carpenter, representing Mow Better, spoke about various projects as part of the Landscaping Update.
2. Past Minutes. The October regular and November annual board meeting minutes were previously sent to the Board members. The reading of the minutes was dispensed with, and Bill moved to approve the minutes. Bruce seconded and the motion passed.
3. Financial Report. Bill reported that we were under budget, overall, for 2024. We had high costs after several windstorms damaged trees but had no snow removal costs in 2024.
4. Security. Another homeless camp had started up along the Gene Snyder but has since been relocated. Flock camera information (to potentially monitor the entrances to our community) will be sent to Board members for discussion at the February meeting.
5. Landscaping and Green Space.
  - a. Charlie reported that Mow Better will install plantings where the sight and sound wall stopped, near old hole #4. Mason stated there would be 30 Norway spruce trees and 50 arborvitaes, all of which will be about 7 feet tall. These 80 evergreens will be planted along an area of about 700 feet long, staggered in two rows.
  - b. Our irrigation system needs to be replaced. Precision's proposal to replace the irrigation system at the front of neighborhood is \$34,300, if there are with no unforeseen issues. Phase 1 would include the area from Westport Road to Martin's BBQ. Phase 2 would include the area from Martin's to the new island and include both sides. Bill moved to approve \$36,000 to replace the irrigation system. Todd seconded and the motion passed. New irrigation for the back beds and the Lake Vista Drive beds will be considered in next year's budget.
  - c. Maintenance of our Native American Indian sculpture at the front entrance was discussed. Forrest Boone said that the structural components on the inside have rotting wood and rusting metal. Bill moved to approve \$2,000 for this maintenance work. Joe seconded and the motion passed.

6. Old Business.

- a. Home rented out without prior HOA approval. The owner of 3338 Indian Lake Drive has rented out their home without going through official, established procedures to get approval from the HOA. Nicki updated us on numerous attempts to notify the owner, who also owns and lives at 3334 Indian Lake Drive, of the proper procedures he must follow. Currently, there are several hundreds of dollars of fines as well as attorney fees accumulating. The Board hopes to resolve this issue soon.

7. New Business.

- a. The ISCA snow removal policy will be discussed at the February meeting, in response to several complaints from homeowners during the last major snowstorm. Discussion will include snow removal efforts that were hindered by cars parked in the street, and the difficulties involved with plowing the cul-de-sacs.
  - b. Trash Cans out of sight from street. A homeowner with a corner lot had requested a waiver from the CCRs to store their trash cans in full view from the street. After revisiting this request and a lengthy discussion, the Board agreed to allow a section of lattice panel to shield the cans. The house is in a unique location that would justify a variance. Though the first choice would be shrubs to visually block the view, this isn't always feasible. So, a section of lattice panel would be permitted, *after the resident has submitted the request to the Board, including a hand drawn diagram, and has received approval.*
8. Miscellaneous – Bruce said that several wood fences need maintenance. He will send the addresses to Jennifer to send a letter to the homeowners, requesting they maintain their fences. Bruce also requested two badges for welcome wagon duties.

Adjourned at 7:58 pm.

Respectfully submitted,

*Linda Hestand and Peggy Grant*, Co-Secretaries