

Indian Springs Community Association, Inc.
Indian Springs Green Space, LLC
Minutes of the Annual Homeowners' Meeting
Date: November 9, 2021

The Annual Homeowners' meeting was called to order by Indian Springs' President Todd Hall at 7 p.m. Present were Board members: Todd Hall (President), Charlie Harrett (Vice-President), Bill Roof (Treasurer), Peggy Grant (Secretary), Brent Nash, Bill Gregory, Nickie Langdon, Linda Hestand, Bruce Roberson. Homeowners and guests who were also present are listed on the sign-in sheet for the meeting. A list of Zoom attendees is also included.

Welcome & Introductions

Todd welcomed everyone and introduced the Board. We remember those Board members no longer with us.

Jason Nemes, State representative, 33rd District, talked about: The sound wall along Gene Snyder is still in the budget and planned to be installed when the highway construction is done; fixing traffic problems is an issue with budgeting; there's a budget session coming up in the Legislature; working on increased money for law enforcement; redistricting; penal system problems; tax reform.

Markus Winkler, Metro Council District #17, talked about: city happenings update; big item pickup; street paving (still prioritizing; in the plan for 2024); sidewalk repair; traffic issues on Westport road (state road).

Rob Oliver, off-duty LMPD officer, talked about: patrolling with us for about 4 years; issues he sees around the neighborhood; crime statistics of what's happening in this area. Call 911 for an emergency since Officer Oliver isn't in our neighborhood for security all the time.

There was a Q & A time with homeowners and officials.

Todd presented the Board accomplishments in 2021. See list attached. Volunteers were recognized with thanks and gift cards.

Policies and Procedures. Peggy explained about the CCRs and pending policy on the use of the Green Space, including a list of prohibited activities. There's a new policy on the process for remodeling, and access to the Green Space by contractors. The CCRs and policies and procedures for Indian Springs is on the website under governing documents.

Q & A with attendees and the Board. Annual fees' notices sent January. Mailbox repair/maintenance company information is on the website. The community Facebook is one source for contractors. New capital projects for next year include revamping the traffic islands at the entrance in conjunction with Aloft. We are still receiving revenue from Martin's BBQ, which goes into the reserve account for capital projects and taxes (both unbudgeted). Aloft/Jaggers update: still working to resolve. We will probably have a Christmas party in December at Martin's BBQ. We will let everyone know the date and time.

Bill R reported on the 2021 year budget status, which is in great shape, with an additional about \$60,000 in the reserve account.

Presentation of 2022 budget. The Toro mower is paid off. The about \$15,000/year we no longer need to pay will cover the cost of the proposed property management company. The annual HOA dues will remain the same for 2022. The board is responsible for the budget, copies of which were passed out. Following discussion, Bruce Wood moved to accept the budget as approved and presented by the board, Daniel Hall seconded the motion, and the motion passed.

Board elections. The Board agreed to run again next year as a slate. Bruce Roberson is also joining the board for next year. Officers include: Nikki as President, Charlie as Vice-President, Bill Roof as Treasurer, Peggy Grant as Secretary. Bob Rich moved to approve the slate of officers and board members, Daniel Hall seconded the motion, and the motion passed.

Adjourn: 8:24

Respectfully submitted,

Peggy Grant, Secretary

MEETING TO APPROVE OFFICERS

The Board met after the Community meeting to approve the officers for 2022 as presented. Peggy moved to name Nikki as President, Charlie as Vice-President, Bill Roof as Treasurer, and Peggy Grant as Secretary. Brent seconded, motion passed.

AGENDA
November 9, 2021 – Annual Homeowners Meeting

Welcome and Board Introductions

- Jason Nemes – State Representative, 33rd District
- Markus Winkler – Metro Council District #17
- Rob Oliver – Off-duty LMPD officer

General Updates

Review 2021 budget and presentation of 2022 budget

Q and A with Attendees

Board Elections

Adjourn

A Special Thank You to our Community Volunteers and Contractors!!!

(We know we probably didn't list everyone and apologize if we left anyone off the list!)

Volunteer Mowers and

Green Team

Mike Pytko, Coordinator

Matt Dunnington

Bill Hoover

Mark Wilson

Ben Miller

Richard Seales - roses

Community Contractors

Houser Lawn & Landscape,

Andrea & Chris Houser

GroundMasters, Kevin

Lantz and Chris Smith

LMPD Off Duty Officer Rob

Oliver

Website and Emails

Tracy Souder

Welcome Committee

Linda Harrett

Linda Hill

Linda Hestad

Nikki Langdon

2021 INDIAN SPRINGS' ACCOMPLISHMENTS

- 1) Revamped neighborhood website that includes links to providers, restaurants, hotels and other information for homeowners including our Governing Documents , Deed Restrictions (CCRs), Policies and Procedures, ISCA Meeting Minutes & other documents. THANK YOU TRACY SOUDER !!!!
- 2) Monitoring of our FaceBook page for the neighborhood. This page is designed for sharing observances around the neighborhood, photos, fountains and wildlife in our neighborhood. The page is for FB RESIDENTS ONLY and is to be used as a helpful tool to find service providers, lost animals and other issues. You must agree to the terms and conditions. Any disparaging remarks or commentary will be removed and include possible removal from the Page. THANK YOU to our FaceBook Page monitors Mark Wilson and board member Nikki Langdon
- 3) Completed FINAL PHASE of our path repaving project!!!! Not only completed, but completed early and under budget! Thank you Bill Roof & Charlie Harrett to complete this project! Shortly after completion, resident and pilot John Weiland posted some really cool aerial photos of the complete paths!
- 4) Completed dredge of the lake on old hole 6, the small lake between Vista Greens Drive & the Coventry Greens area. The dredge material was distributed in the fairways, seeded, and strawed.
- 5) Installed a third fountain for the neighborhood into the freshly dredged lake. All three lakes that originally had fountains, now have much stronger and beautiful fountains. We plan to add fountains in other lakes moving forward.
- 6) Added planting area on old hole # 9, the area between the Legends and Vista Greens. This will become a beautiful area as it matures.
- 7) We added 5 more industrial park-like trash containers along the walking paths. These receptacles replace the old wooden containers from the Golf Course era. These cans are approximately \$700/each and are installed on concrete pads and bolted down to prevent theft / vandalism
- 8) We continued to partner with Martins BBQ to help them navigate the pandemic. They truly appreciate the support of the residents and folks in the area.
- 9) Currently working with Kip Eatherly of Markus Winklers' office on projects including sidewalk repair / replacement in various areas and MSD with some drainage issues on the greenspace. Kip is a TREMENDOUS contact and helps us with many challenges.

- 10) A large accomplishment that must include our volunteers is keeping the green space mowed and beautifully maintained including the addition of some trees and work to help minimize work in the future. Thank you Mike Pytko for the coordination of the volunteers!!
- 11) Maintain a strong relationship with the aLoft ownership. They have suffered tremendously through the pandemic and still face occupancy challenges. We are working with their ownership to reach beneficial resolution to their zoning request change. We hosted meeting in September to share info with residents, the challenges we face & potential resolutions.
- 12) We removed multiple trees at various times throughout the year. Sometimes the trees are left lying in the green space and other areas until we have multiples to cut up. While this is not always the most eye appealing, we do it to save money. Tree removal is EXPENSIVE !!!
- 13) Clean up area at the base of the old driving range. We have used this area as a holding spot for downed trees, limbs, shrubs and other plant material. Houser was able to rent a new piece of equipment and do the work at a great cost savings.
- 14) The Great Goose Round-up ! Safely and humanely worked with the KY Dept of wildlife to relocate over 200 geese to a wildlife refuge in western KY
- 15) BIGGEST ACCOMPLISHMENT I BELIEVE is keeping the annual dues at the same level for the 8th Consecutive year. We collected annual dues from nearly all property owners, the aLoft and the Legends. Only one non-paying resident and we have added to the existing lien on his property. THANK YOU BILL ROOF FOR YOUR DILIGENCE !!!!

ITEMS MOVING FORWARD

- 1) More community help. If you see someone abusing or misusing the space, please tell them and report to board.
- 2) We have interviewed professional property management companies to help take care of our community.
- 3) We have one resident that is unhappy with tree removal from his property that was authorized by the owner and is threatening legal action.