

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

Date: June 18, 2024

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), Linda Hestand (Co-Secretary), Todd Hall, Bruce Roberson. Homeowners and guests who were also present are listed on the sign-in sheet for the meeting.

1. Minutes. The May board meeting minutes were previously sent to the Board members. The reading of the minutes was dispensed with. Todd moved to accept the minutes as sent. The motion was seconded and passed.
2. Financial Report. Bill Roof discussed the financial report. The Mow Better invoices for the capital landscape improvements were charged to the wrong account. Bill asked them to move the expenses to the capital projects.

Both accounts are looking good and on budget. But the tree trimming costs will be a large expense that is due this month. It was a bad month for wind and storms that took down multiple trees and branches. We also responded to homeowner complaints.

There are still 6 homeowners that have outstanding annual HOA fees. Bill will send a letter informing them that we will file a lien if not paid.

We finally got the EX-mark volunteer mower back, which needed the sensor replaced. We need to put a governor on the volunteer mower to slow it down. With the volunteer's mower back, we can address homeowners' concerns about the need to mow more areas.

3. Security. There were no problems reported by our security officers. However, the apartment manager reported new problems with homeless camping out on the property. She has not yet given us the location. Bill and Todd looked but didn't find anything. We've seen the police from Meadow Vale and LMPD patrolling more often.
4. ISCA Grounds/Greenspace/The Preserve

There have been some complaints about trash cans being left out. Linda will look at sending out another eblast about the need to put away cans once they've been emptied.

Charlie provided and discussed a written report of the completed landscaping projects. Some plants were smaller than the contracted size in the new landscaping project. Mason with Mow Better will see if we get a credit. There is also a problem with weeds appearing in some landscaping beds-Charlie will see whether the pre-emergent was used. Mulching appears sparse in some places-we will ask Mason to check on it. Since we are responsible for the landscaping around Martin's BBQ, we will need to change the color of mulch to match the recent plantings. Mason is planning to water the new plants every day. We need to check for a meter that's not paying MSD fees that he can use to fill up his water tank. Irrigation is present for all the front entrance islands. We discussed landscaping for the No. 13 pond area, where the water has drained. We plan to wait until September to

plant grass and trees. Charlie discussed plans with Mason to handle the tree branch and storm removal damage. Bill talked to someone about fixing the creek stone mason walls and bridges. We discussed improvement to the planting beds on old Holes 6 and 7. Mason will put a new trash green on old Hole number 8. That's the last old trash can that needed replacement. Mason will ask seed vendors to price wildflowers for a special wildflower plot, and we discussed where to put it. We talked about adding trees to the space where the sound barrier stopped, although they can't be planted until Fall. Mason will paint the AT&T boxes and Spectrum boxes to match.

Bruce discussed the Green Team meeting notes. We discussed homeowners taking care of beds in the area where they live and meeting to work on several areas as a team on Saturday. There was a problem reported with the pump line for the Indian statute leaking- there are regular status checks.

There was a report from a homeowner that a tree on Coventry Tee Court property has problems. Bill R. looked at it. It's a healthy tree that has some branches over the fence. We will notify Jennifer with Mulloy Properties to let the homeowner know that she can trim anything over her fence. There was complaint about another tree on Lake Vista. After looking at, we determined it was on the homeowner's property to take care of.

5. Old business.

Charlie talked to Libb's Paving about issues with sealing the cart path and will follow up soon. Cornerstone Landscaping was driving trucks on our cart paths to bring in materials to work on someone's yard. We need to send another eblast notice to homeowners about the process to follow, which includes board approval to use the paths. We also need to ask Jennifer to notify Cornerstone Landscaping to not drive large vehicles on the cart paths.

We discussed scheduling the sight and sound barrier appreciation dinner with government officials for our next July meeting.

6. New Business.

A homeowner raised concern about the green space behind her house on Vista Greens that had not been mowed for a while and branches that had been put there. She already talked to Jennifer from Mulloy Properties. Todd and Bill R will look at it.

This year's annual meeting is scheduled for November 12, with Todd presiding as Nickie will be out of town. Bill R will reserve the Tom Sawyer facility.

The streetlamp at the front entrance is leaning. There's a number to report to LGE to fix.

We discussed the fine process for CCR violations.

Bill R talked to Aquatic Control about checking the water quality in our ponds, at a cost of \$975. Todd moved to approve, the motion was seconded and approved.

Adjourn: 8:12pm

Respectfully submitted,
Linda Hestand and Peggy Grant, Co-Secretaries