

**Indian Springs Community Association, Inc.**  
**Indian Springs Green Space, LLC**  
**Minutes of the Annual Board Meeting**  
Date: November 10, 2020

The Board 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, Monty Gray (virtually), Bill Gregory, Nickie Langdon. Homeowners and guests who were also present are listed on the sign-in sheet for the meeting. A zoom meeting was arranged to accommodate those wishing to participate virtually (thanks to Brent).

1. Marcus Winkler (Metro Council District #17 member) updated the community on current events. Veterans were recognized. The current sidewalk repair project by Metro in the neighborhood should be done in the next 2 weeks. MSD is working on the drainage issue. Improvements to Westport road are continuing. There is work on I-265 that includes improvements to the right turn onto Chamberlain. Discussions continue on reducing Westport Road traffic. Additional speed bumps were installed on Indian Lake Drive. Be sure to support our local businesses. There is decreased downtown traffic. The credit for the sound barrier and other improvements goes to Jason Nemes (State Representative, 33<sup>rd</sup> District), as part of the interstate expansion project. The exact timetable for completion is unknown. There have been questions about a bike path to Chamberlain Lane. Though recommended, there is a problem with the on/off interstate ramps.
2. Board Introductions. The board members were introduced.
3. General Updates. Todd reported on what occurred in 2020 in our community, including:
  - Tracy Souder has been responsible for rebuilding our website to now include governing documents and beautiful photos. She also sends out community update emails. Please make sure we have a current email address
  - Phase 2 of the cart path repaving project was completed, approximately 2 miles
  - Standing water was fixed at old hole #4 and the area resloped
  - Homeowner Linda Stiles donated a bench (installed by Houser) over by the gazebo. Thanks!
  - The vandalism of the gazebo was repaired, the roof repaired by homeowner Ed Gibson (thanks!), and the gazebo repainted
  - 7 more new trashcans have been installed on the Green Space to encourage keeping it clean. These new ones don't collect water
  - We worked with Martin's to renegotiate their rent during these Covid times. We encourage the community to support them
  - Metro has been repairing sidewalks (as they own them). Kip and Marcus helped get the funding

- A car accident in August destroyed part of our entry wall at the Freys Hill entrance. It has been repaired and insurance reimbursement pursued
- Volunteers were acknowledged and thanked (see the list in the agenda). Kevin Lanz takes care of mowing the Green Space (along with our volunteers), which is kept as well as a park. Gift cards were distributed as thanks. We also appreciate our welcome committee (Linda Harrett, Linda Hill, Nikki Langdon).
- We have managed to keep our finances within budget, and Bill R has managed to collect the majority of homeowners' annual dues. Therefore, annual dues won't increase this year

4. Questions/Answers/Suggestions. The following was discussed:

- We continue to encourage everyone to keep their dogs on leashes in the Green Space and clean-up after them
- We continue to get reports of problems with parking on both sides of narrow streets like Fairway Pointe and Coventry Greens. We have no jurisdiction over the streets. Homeowners need to know that if emergency vehicles can't get through or are damaged, the car owners can be liable. Please keep the streets clear
- The Krebs family built a lending library near the cart path close to the lakes, which is enjoyed by many
- A reminder that motorized vehicles are prohibited in both the Green Space and on cart paths and should be reported. Bicyclists should be courteous and safe when passing pedestrians
- Our security office uses the golf cart at times to patrol our neighborhood and watches for speeders on our streets
- There was a question about trees dumped by the picnic area/pavilion. It could be Houser, who removes dead limbs and trees and stores them until he occasionally rents a chipper to dispose of them. Any other dumping is prohibited
- Recent landscape changes have been made (removing pampas grass, new landscaping) to make maintenance of the Green Space easier. We continue to make changes and some residents have helped by purchasing/donating trees (thanks!).
- There was a question about the possibility of a neighborhood watch. If interested, contact Craig Davis, a homeowner who expressed interest. Interested homeowners can set up a meeting with our security officer. Kip is also a resource with LMPD. The board can support a proposed plan after review.
- The Green Team hasn't been meeting during the pandemic
- There have been reports of parking on grass and extended parking on streets. We've sent letters to homeowners about not parking on the grass but we have no authority over the streets.

- Encourage neighbors to take care of their yards. Violation letters are sent if neglected for an extended period

5. Financial Report. The proposed 2021 budgets for both Indian Springs Community Association, Inc. and Indian Springs Green Space, LLC were distributed. Bill Roof discussed the status of the current financials and proposed budgets for next year. The current year looks good, and it's estimated we'll have about \$15,000 left in each of our two accounts.

Our annual HOA fees have stayed the same for 7 years (\$550/year). The HOA fees (which includes those from Legends and Aloft) cover most basic expenses. The total budget is \$222,500, with a net need of about \$205,000 after the contribution from Legends and Aloft. The ISCA budget (close to the same as last year) totals about \$86,500. The reserve account is funded by rent income from Martin's and used for capital projects such as the cart path repaving project. The balance in the reserve account should be about \$50-60,000 by the end of the year, following expenses of \$112,000 this year for the second phase of the repaving.

Questions included: if budgeted snow removal costs are not used, the funds are used for other grounds' expenses. This year, trees were purchased and planted in the Green Space. The large Toro mower was bought 4 years ago at a cost of ~\$65,000. It will be paid off by September 2021. Kevin Lantz is responsible for regular maintenance and gas expenses. Major repairs are our responsibility. Our lawn service (Houser) takes care of cutting grass in the common areas, flowers and other landscaping, spraying, mulching, removing dead trees, monitoring conditions on the property, maintaining and emptying trash cans, community holiday décor, and many other property tasks. Houser pays rent on the maintenance building we own, which is applied as a credit to his bill to the community.

The board is charged with bringing in income and managing/paying expenses. Therefore, the Board has approved the proposed budgets but looks to the community for agreement. Bob Ridge moved to approve the 2021 budgets as approved by the board, Chris Daunhauer seconded the motion, and the motion passed.

6. Board Elections. The board has agreed to continue in their positions as a slate. Pam Bengé moved to re-elect the current board, Daniel Hall seconded the motion, and the motion passed.

Adjourn: 7:55 pm

Respectfully submitted,

*Peggy Grant*, Secretary