

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

Date: November 2, 2021

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, Bill Gregory, Nickie Langdon, Linda Hestand. Bruce Roberson, prospective board member, was also present.

1. Old business. A homeowner wants to build a structure in his back yard and has hired a lawyer who's sent a letter with new and different plans. We originally voted against the smokehouse based on the plans initially presented. The CCRs prohibit outbuildings, and the board discussed the meaning of "outbuildings." A new policy and procedure was approved this year governing new construction on the outside. There is also a potential problem with the homeowner possibly operating a business out of his house, which will need to be addressed later. After discussion, the Board approved the revised plans for the open structure as drawn, using the materials and sight lines as submitted by the attorney. The homeowner will need to make sure the open structure complies with Metro codes and our CCRs provisions. We'll work on formally defining "outbuilding" at another meeting.

Jaggers. We are waiting for specifics on materials proposed to be used for a new entrance. Brent is still discussing limitations on use if Jaggers closes in the future. At the annual meeting, we'll let homeowners know we're working on an amicable solution.

2. New Business.

There's been a problem with a homeowner riding a paddle board on the lake, although he's been informed that is prohibited. Todd will talk to our insurance agent about what's prohibited in the insurance policy. There was a discussion about the prohibitions in the CCRs and further clarifying what's prohibited. Peggy will prepare a policy and procedure further defining the use of and prohibitions in the Green Space.

Bruce Roberson is interested in joining the board. He attended the meeting, presented a short bio, and discussed his interest with the Board. The Board agreed he would be a good fit and will present him at the annual meeting with the rest of the board.

Annual meeting. The Board reviewed and discussed Todd's list of last years' accomplishments and verified the listed volunteers. Jason Nemes and other governmental officials plan to be there, as well as our security officer. Brent will work on making a Zoom option available. Written notice was sent in accordance with the bylaws.

Property manager. We discussed the proposals and presentations by two potential property managers at previous board meetings: Mulloy Properties and Gant Hill. Bill Roof discussed the finances for hiring a property manager. We no longer have to make Toro payments, and the paving project is done. Mulloy Properties has more experience with single homes, is less expensive, and has good references from other properties they manage. We discussed their duties, monthly reports, and coming to board meetings

quarterly. Brent moved to approve Mulloy Properties' contract at \$1,000/month, price guaranteed for 2 years. The motion was seconded and passed. Linda will meet with them to determine what they need to start in January.

The proposed budget was further discussed. Todd moved to approve the proposed budget, and the motion was seconded and passed.

Next year's board members and officers. Todd will help transition the property management to Mulloy Properties. He is not able to be president again next year, but plans to stay on the board. This past year, we've lost 2 members. Todd moved to appoint Bruce Roberson to board, the motion was seconded and passed. We will present the board as a slate to the homeowners at the annual meeting with replacement board members Linda Hestand and Bruce Roberson. There was discussion about the office of President, and Nikki agreed to serve. Next years' officers will be Nikki as President, Charlie as Vice-President, Bill Roof as Treasurer, and Peggy as Secretary.

A problem was reported of erosion close to the cart path. We'll have Houser look at it.

We need to finish the Martin's lease abatement agreement, in which we agreed to forgive 2 months' rent and repay (over time) the abatement from other months during Covid. Brent is working on that agreement with Martin's.

We discussed having the annual community Christmas party at Martins. Bill R will check with Martin's about availability. Peggy will work with them on the menu. We'll get notice out by email and written notice.

Todd will check with our insurance agent about prohibited activities and send the new accomplishments list to the Board after the meeting.

Adjourn: 8:10

Respectfully submitted,

Peggy Grant, Secretary