

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

Date: July 19, 2022

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

1. Minutes. The May and June board meeting minutes were previously sent to the Board members. The reading of the minutes was dispensed with. Bill R. moved to accept the minutes as sent. The motion was seconded and passed.
2. Financial Report. The financial reports from Mulloy were distributed. Bill Roof discussed the report. The HOA account is overbudget on lawn services because the snow removal costs were incorrectly put there. We'll be close to budget for the year, maybe slightly over lawn services for the Green Space. When invoices are submitted, they go to strongbox that Bill R logs in to review, approve, and confirm. This month, there was a different process, requiring Bill to review each invoice.

This month, we're over budget largely due to the increase in Houser's hourly rate. We will likely need to increase our budget once we get a new contractor. Bill R will look at the services and budget to try to reduce services and/or costs. Houser is preparing a list of his regular tasks. Martin's BBQ rent will go from \$8,125/month to around \$9,000 the first of November. We may have to start using part of the rental payment for operating expenses. We'll continue to look at the capital budget and capital projects for the community. We'll have to spend about \$38,000 to seal the cart paths and additional capital to cover the cost of the islands' improvement due to the Jagers' improvements.

We received the payment (\$10,000) for common space maintenance from Legends' apartments under the contract. We received all the annual HOA dues except for two homeowners: Richards and Wallace. Liens have been filed.

Jagers Update. Brent reported that construction has started, which is part of our settlement. They've finished the permitting for the new island, which will start soon. We'll have to go through the permitting process for the sign, which may require some modifications. Brent said Jagers agreed under the contract to cut down the existing trees and grind the stumps. We agreed to pay for installation of new trees. He will check on installation of the irrigation system and better soil.

We needed to make mower repairs to keep up with cutting the grass, which we approved by email. We haven't gotten an invoice yet but it will be about \$4,000. Bill R. moved to pay up to \$5,000 to repair the Toro mower, the motion was seconded and passed.

3. CC&R Violations/property conditions. Bill G reported he's not reported as much on grass cutting, but he's sent several violations on garbage cans to Mulloy to send out. He's been watching 11001 Fairway Pointe, which is having major construction. We've

previously sent notice to the house with dogs that are close to getting out of the fence. Bill G will talk to Mulloy for advice and another notice. Another homeowner whose dog got out of the fence has replaced her fence with a larger one. Mulloy told us we don't need to respond to homeowners that complain to us, just refer them to Mulloy.

4. Security Officer Report. The Officer's monthly report was presented. There were no traffic citations for the month. He's been patrolling later at night to look for break-ins.
5. Grounds and Clubhouse. We're installing a float in the fountain at the front entrance to prevent it from running dry.
6. Old business. KEMI insurance turned over a claimed bill for workers comp insurance to a collection agency. Linda will talk to Mulloy to contact our attorney. They've waived the audit for all these 7-8 years but now want to audit the account once we cancelled the insurance.

We received the signed release for the older gentleman who is permitted to use to use his motorized cart on the cart paths as approved by the Board.

Marcus Winkler said the sound barrier may be started late this year, due to shortages of construction materials.

7. New Business.

Jennifer from Mulloy Properties will be here at the next meeting and the annual meeting. We changed our monthly board meetings to the 3rd Tuesday due to receiving financials from Mulloy after the previous meeting date of the 2nd Tuesday.

Kevin reported on the status of the mowing. There were problems with the mower and rain, but he's now caught up. He does a great job. As we'll be getting a new landscape company, Kevin and Bill R will work with them to determine what needs to be covered by each. We pay the extra price of gas over \$4.25/gallon. It costs about \$600 each time to mow. He'll send us a copy of his new liability insurance.

November 15 is reserved with Sawyer Hayes for the annual meeting. Bill R moved to move the meeting to November 15, seconded and passed.

A resident contacted Nicki to turn a screened in porch into an all-season sunroom. She's given us the \$250 fee and insurance certificate. We'll hold the check to see if they use the cart paths and green space. Bill G. moved to allow the porch conversion, the motion was seconded, passed. Brent reported on a request for construction by a homeowner. Brent will let her know to contact Mulloy for the process to follow for approval.

Houser has given us notice of their intent to terminate both the property maintenance contract and the lease. Mulloy was going to send us list of people who can replace Houser as our general property contractor. A committee of Bill R, Linda, Charlie, and Todd will meet as to the tasks that need to be completed and the areas to be covered. An RFP needs to be prepared and submitted to various companies. Linda will get dates to set up a meeting.

Marcus Winkler reported that the proposed housing development that was proposed to back up to our property on Freys Hill was denied by both planning and zoning and Metro.

A homeowner agreed to let us use their faucet to pressure wash the new caps on the entrance signs on Coventry Greens. We may need to pay for excess water on their bill.

Kip is working with the city to paint the curb yellow to prevent parking at the end of Indian Lake Dr. at the Lake Freys' Hill entrance for a certain distance. The stop sign and street sign was destroyed again. Duggins put it off to the side after the last time. Mulloy was notified to contact Duggins to fix.

When the Aloft Hotel was built, we agreed to allow the developer to raise the water level of the bottom lake by approximately 14". The lake has come close to the cart path immediately adjacent to it. The ebb and flow of that lake has caused some erosion as noted by Charlie Harrett. We had a quote from Houser to add rip rap along that shore for \$3,500.00. With the current water level being low due to the drought, it was an ideal time to get this done. It's now done.

Marcus Winkler visited to say street paving is completed by Metro based on a 3-year plan. Our streets will likely be in the third year. As to sidewalks, they'll wait until there are enough problems that they'll come in to replace the whole sidewalk.

We have another problem with the resident who said he had sold his bike, as he was seen riding again. Charlie will ask Mulloy to have the attorney send him a letter.

There's a hole in the fence from the contractor who installed the pool. As the pool is finished, we'll notify him to fix the fence.

When we put in the fountain at the pond at old hole 6, we had to install a new power line. A homeowner agreed to let us use his yard, which we repaired. But his invisible fence was damaged. Bill R moved to pay up to \$400 to repair, the motion was seconded, and passed.

There was a main water pipe that ruptured, resulting in no water for a few hours. The draining water went into the drainage ditch behind Vista Green, which is now stagnant mud. Kip said it will be fixed in the next few months.

Adjourn: 8:18pm

Respectfully submitted,

Peggy Grant, Secretary