

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

Date: October 18, 2022

The Board meeting was called to order by Indian Springs Vice-President Charlie Harrett at 7 p.m. Present were Board members: Charlie Harrett (Vice-President), Bill Roof (Treasurer), Bill Gregory, Linda Hestand. There was one resident in attendance.

1. Minutes. The minutes for August and September had been sent out previously. The reading of the minutes was dispensed with. No one had corrections or additions. Bill Roof (who had voting proxies for three absent board members) moved to approve as written and Linda seconded. The motion passed.
2. Financial Report. The financial reports were distributed. Bill Roof discussed the report. Bill reviewed our current 2022 financials and said we were under budget for snow removal. The greenspace budget was over, but those expenses will drop the rest of this year as mowing decreases. He stated that the rent for Martin's BBQ increased on October 1. Sealing of the cart paths has been moved to next year, and so has that expense.
3. CC&R Violations/property conditions. Jennifer Tharp/Mulloy Properties will send a letter to 3516 Coventry Green because of a violation with their fencing.
4. Security Officer Report. There was no report this month.
5. Grounds and Clubhouse. The RFPs for landscaping/mowing have been reviewed, board members communicated and voted via email. Mow Better was awarded the contract. They have been doing a fine job in the interim and the 5-year contract will begin 1/1/2023. They will also lease the maintenance building. Bill Gregory moved to ratify the 5-year contract with Mow Better, Bill Roof seconded and the motion passed. Mow Better has begun to move into the storage building, and they will put up the Christmas decorations.
6. Old business. One of the board members heard that Jagers might be ready to open in December. The Annual Meeting notices were delivered to paper boxes on October 12. Board members recalled several accomplishments in 2022 and those will be reviewed at the meeting.
7. New Business. The new island, which the Board negotiated with the Jagers team, is a big win for Indian Springs and is being constructed at this time. At present, we have a \$10,000 credit since an 'entrance' sign could not be constructed on the new island due to a Louisville Metro Planning and Zoning rule. The Board looked into extending the creekstone wall further than originally planned, so Bill Roof met with the EZ Construction project manager and got a price to have the work done. Bill moved to have the creekstone wall extended, at a price not to exceed \$20,000, with the intention of recovering the \$10,000 from the sign credit. Bill Gregory seconded and the motion passed.

Bill moved to purchase \$100 holiday gift cards for the volunteer mowers and to give Rob Oliver a \$100 check. Linda seconded and the motion passed.

The sound wall is on track and construction is now at Old Henry Road.

Adjourn: 7:42 pm.

Respectfully submitted

Linda Hestand, acting Secretary