

Indian Springs Community Association, Inc.
Indian Springs Green Space, LLC
Minutes of the Regular Board Meeting
Date: February 8, 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 January board meeting minutes were previously sent to the Board members. The reading of the minutes was dispensed with. Linda moved to accept the minutes as sent. The motion was seconded and passed.
2. Financial Report. Mulloy is handling the finances, and Bill R has been working with them to finalize the process for paying bills. January was a normal month other than over \$3,657 in snow removal bills in January and \$5,200 in February. The monthly charge to Mulloy is automatically deducted each month. We don't know if the Legends and Aloft have paid their annual fee or how many homeowners have paid dues.
3. CC&R Violations/property conditions. Bill G noticed a trailer that's a CC&R violation and will send a violation letter. Bill G will work with Mulloy to send violation notices. Homeowners can contact Mulloy directly at cstinson@mulloyproperties.com.
4. Security Officer Report. The Officer's hours are reduced during the winter months. The Officer's monthly report was presented. Note that car thefts continue to be a problem, and homeowners need to keep cars locked and garage doors closed.
5. Grounds and Clubhouse. Bill R received the new contract for the pond maintenance company with a 7% increase due to the cost of chemicals, at a cost of \$13,769 for 8 months. Todd moved to sign the contract, motion seconded, passed. We have a separate contract for maintaining the fountains.
6. Old business. Brent reported documents were submitted for our agreement on the Jagers restaurant. We need to make sure the deed restrictions are properly filed and get a copy of the agreement for the records.

One bollard has been installed to prevent vehicle traffic on the Green Space. Charlie will work with the company to get others to install.

Elaine Wood has done the artwork for new warning/notice signs for the lakes. It is 4'x4' feet, mounted on wood, which may be too big. Bill R will ask Elaine to prepare some mockups of a smaller size to see what it would look like.

7. New Business. Don Hoben reported getting work done on the inside of his house. There will be a dumpster and trucks in the driveway but no access to the green space is needed. Angela Schmelz asked about the motorized bikes going through the field. We aren't sure who it is. We can contact them about the violation once identified. We need another e-blast with the new policy and procedure that restrict motorized vehicles in the Green

Space and perhaps signs that say no motorized vehicles for various places in the Green Space. Charlie found signs and Peggy will work with Charlie on the wording. Todd moved to buy the signs at a cost not to exceed \$400, seconded the motion, passed. We need to let homeowners know to contact Mulloy with problems.

We will be getting mulch for the Green Space. If we use the smaller dump trucks to protect the cart paths, it will cost an additional \$2,000. Houser is using smaller trucks and the trailer we bought him. He tries to use the smaller trucks and stay on the Green Space rather than the cart path.

Our flags are in bad shape. Charlie checked and our regular supplier is out of the size we need. We are on the waiting list, which is reported at about 2 weeks.

Houser has asked for a larger increase than what we previously discussed and is in the contract. He gave us a quote for spraying for weeds and other projects. Bill R and Todd can check with Mulloy as to pricing for various landscaping projects to compare to the quotes from Houser.

Rumpke wasn't able to pick up the trash on Friday due to the snow but will reportedly come next Friday. The recycle pick-up was later in the week.

We need an e-blast and neighborhood Facebook posting about: the new policy on use of the Green Space; not using the Legends dumpster; not using motorized vehicles in the Green Space and on cart paths; and to contact Mulloy with problems.

May look at leaf pickup for the community in the Fall.

Mulloy was going to come to the board meetings once each quarter. They send a financial report by the 20th of the following month.

The welcome committee is now headed by Bruce Roberson.

Adjourn: 8:03 pm

Respectfully submitted,

Peggy Grant, Secretary