

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

Date: March 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 minutes from last month's meeting will be distributed next month.
2. Financial Report. Bill Roof doesn't see the financials until a month after the month closes, and there are some issues with some of the checks. Bill R described his process to approve and pay the bills. As of the first of March, about 90% of homeowners have paid their annual dues. We received Aloft's annual payment but not Legend's. We received completed tax returns-we have a surplus in federal taxes of \$26,318, we owe \$1,258 for state taxes, and we owe \$62 to Metro. We spent about \$9,000 on snow removal for the season, which is slightly under budget. We've paid workers comp insurance before, but after research, we likely don't need that insurance since we have no employees. Todd will check with our new/current insurance people to see if it's necessary.
3. Security Officer Report. The Officer's monthly report was discussed by Bill R. Officer Oliver talked to someone who was walking in the neighborhood that may be a problem. We can send out an eblast to ask people to report problems to Officer Oliver at [robertoliver87@gmail.com](mailto:robertoliver87@gmail.com).
4. CCR violations. The house at 11001 Fairway Pointe has lot of trash around the house. We sent the address and problem to Chavonne to send a violation letter. Perhaps we need to make a complaint to the health department if not corrected. Bill G watches for issues with garbage cans being left out, mowing, and state of the mailboxes. He'll let Mulloy know to send violation letters when he notices a problem. We have seen Mulloy also checking the neighborhood.
5. Old business. There was a question from the neighborhood about the proposed apartments off Frey's Hill. Anyone can attend the zoning and planning meeting for details. We oppose the development but won't get involved in legal action.

At the Jagers meeting, they reported the work will start maybe May 1, with proposed completion by end of August. The entrance they will build for us will cost about \$300,000. There was discussion about some modifications, with which we agreed.

We looked at drafts of the 3x3feet lake signs, to be mounted on treated lumber. It still looks too big. We discussed additional changes. Charlie will take on the project to completion. Charlie found signs, at a cost of \$15 each, that read "no motorized vehicles." We decided to put them on the bottom of the granite signs we already have so we don't add more signage.

The sound barrier is still on schedule, similar to those being put on I-71. Look at Marcus' recent newsletter for a map and update. Charlie reported he hadn't yet checked on the additional bollards to restrict access to the Green Space by vehicles.

Bill R talked to Chris Houser about his problems with increased employee pay rates and decreased workers, so that they're losing money on the current contract. Andrea Houser came to the board meeting to discuss the problem of increased costs of numerous aspects of their business and the analysis of their costs and competition. There is three more years on the current lease and property contract. Andrea will calculate past average costs and send to Bill Roof so that we can discuss the next step. Charlie gave her 2 flags to put up.

6. New Business. After the last request for a variance, Todd and Bill R looked at Beth Lutes yard and agreed to allow her to add some additional room off the back of the house as a variance due to the exceptionally small back yard. The other posts will need to be removed. Ms. Lutes came to the meeting and asked for a second fence variation to build a taller fence than allowed by the CCRs. We agreed not to approve the 6' foot tall fence.

May 21 will be the date for the community-wide yard sale. We can put the information in the e-blast to let homeowners know. There are problems reported with trash cans being left out in sight. We need to report the addresses to Chavonne for violation letters. Bruce talked about the broken cap on the brick fence on Coventry Greens. We can ask Chavonne to get an estimate for replacement. Some of the streets may be paved in the neighborhood in the next year. Kip will let us know when it is scheduled so we can let homeowners know. We have been buying a few new trash cans each year and installed them on concrete pads in the Green Space. More are needed. Bill R moved to purchase 3 trash cans not to exceed \$5,000, the motion was seconded, passed. Bruce reported erosion around the cart path on Coventry Tee. We can ask Houser to add rip rap.

Adjourn: 8:38 pm

Respectfully submitted,

*Peggy Grant*, Secretary