

Indian Springs Community Association, Inc.
Indian Springs Green Space, LLC
Minutes of the Regular Board Meeting
Date: April 12, 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), Bill Gregory, Linda Hestand, Bruce Roberson. Jennifer Tharp, our Mulloy property manager, was present as well as one homeowner.

1. Minutes. The February and March board meeting minutes were previously sent to the Board members. The reading of the minutes was dispensed with. Bill Roof moved to accept the minutes as sent. The motion was seconded and passed.
2. Financial Report. Bill reviewed the March financials and reported, saying there was nothing out of the ordinary. He mentioned we were under budget for snow removal. Jennifer (for Mulloy, who handles our finances) reviewed the receivables and delinquent notices that were sent out and shared the over/past due notice. Bill R cancelled the EMI Insurance we had for disability/worker comp., once it was confirmed that it was not necessary since we have no employees.
3. CC&R Violations/property conditions. Bill Gregory sent several CCR violations that he observed to Jennifer Tharp, who will send property violation notices. 11011 Fairway Point Drive is still a problem. Jennifer said we can call 311 Metro, but they will decide the priority.
4. Security Officer Report. Officer Rob, our security officer, issued one speeding citation in March to a non-resident was driving 16+ mph over the speed limit.
5. Grounds and Clubhouse. Martin's BBQ is doing well. Chris Houser has been able to hire three new crew members. Houser will spray weeds at the gravel base of signs.

Charlie had a mockup of the new sign for the lakes and discussed colors and other issues. The board members liked the black painted posts and the smaller caps the best. It was suggested that plastic sleeves be put around the bottom of the posts to prevent damage. Bill Roof moved to spend up to \$2,000 on the signs, posts, and installation, Bill Gregory seconded, and the motion passed. It was noted that the posts would be treated wood, and we'll need to wait for them to dry out before they are painted.

There is still an issue with an unidentified resident riding a motorized vehicle on the cart paths. We will continue to try to identify the homeowner and send a violation notice. Jennifer will follow up with Kip on the sidewalk repairs as well as the timeline, who the contractor will be, and additional details.

6. Old business. There was no aLoft/Jaggers update. The signed contract from Porter and Jagger's legal counsel hasn't been received yet.

Charlie updated us on the sight/sound barrier along I-265. The funding was removed by the Senate, then Jason Nemes and Julie Raque-Adams worked to have it put back in. As of today, it is back in the bill and on schedule to be installed this year as part of the construction.

7. New Business. A resident complained that the mulch Houser puts down should all be one color. There is black mulch in most places and brown at a few street entrances, like Fairway Point Drive. Rosemary Noble asked that area behind our stone walls be cleaned up and mulch put down. Houser will be asked to fix these areas.

Bruce noticed the concrete cap on the entrance wall to Coventry Greens is crumbling. Bill R. will have Chris Houser look at it. Jennifer offered to have a contractor look at the brick columns.

Bill R. said that our attorney, Mark Sandlin is retiring. Our file will remain at the firm unless there are other arrangements.

Bill R. got quotes for riprap to be installed at the pond area where erosion is taking place. It will cost about \$6,000 for a dump truck and \$7,200 for a smaller vehicle.

Bruce reported that he visited three new homeowners. Their information will be sent to Peggy, Jennifer, and Tracy.

Adjourn: 7:50 pm.

Respectfully submitted,

Linda Hestand, acting Secretary