

**Indian Springs Community Association, Inc.**  
**Indian Springs Green Space, LLC**  
**Minutes of the Regular Board Meeting**  
Date: April 16, 2024

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 (Co-Secretary, via conference call), Linda Hestand (Co-Secretary), Bill Gregory, Todd Hall, Bruce Roberson. Homeowners and guests who were also present: Mary Ann Young, Jim Barnes, Carol Barnes, and James Devasia. Also present were Cheyenne and Mason Carpenter, owners of Mow Better Landscapes (our land managers).

1. Minutes. The March board meeting minutes were previously sent to the Board members. The reading of the minutes was dispensed with. Charlie moved to accept the minutes as sent. The motion was seconded by Bill and passed.
2. Financial Report. Bill Roof reviewed last month's financials, saying there are just twelve homeowners with outstanding annual HOA fees to collect. He expects to receive those shortly. He said HOA expenses are at or under budget. The Greenspace account had an overpayment of \$14,000, which we'll get back. The HOA fees will be transferred to the Greenspace account.
3. Security. Bill reported that the unauthorized tents spotted behind the maintenance shed have been removed. Once we notify them, the LMPD District 8 has been very cooperative and helpful with shutting down these trespassing encampments on Indian Springs property.
4. ISCA Grounds/Greenspace/The Preserve

The Board will look planting some native flowering trees along holes 2, 3, and 4 to help further improve this area.

Charlie spoke with Kip about the BellSouth/AT&T towers in many residents' yards that are in disrepair. Kip checked with AT&T and asked Charlie to take pictures and ask AT&T to fix them.

A resident's request to have a 4-foot metal fence installed was approved. Bill G. will respond to that homeowner.

A resident's request to repair a section of fence was approved. Nicki will respond to that homeowner.

Since all correspondence including invoices go directly to Mulloy Properties, we will remove the P.O. Box from use.

Bill will ask Mason to replace the last wooden trash can with a metal one on old hole 8.

5. Old business.

Cheyenne and Mason Carpenter, owners of Mow Better Landscapes, were present. Mason reviewed the plans and timeline for replacing shrubs and other plantings at our entrances and other common space areas. This bid, not to exceed \$35,000, was approved at our April meeting.

For the benefit of our visitors, Charlie reviewed the background and plans for #13 pond, which has dried up due to water draining into a sinkhole located under the pond. Last year the Board researched installing a liner. The prices were over \$70,000, and there was no guarantee that it would hold water. MSD informed us that the area must be kept as a retention basin for rainwater runoff, so we can't fill the area with dirt and/or plantings. Since we must keep the pond space as an open retention basin, the Board contracted with Mow Better to improve the area. Mason reviewed the plan to plant several native trees in and around the pond and make other improvements at a cost of about \$7,000. Bill moved to spend up to \$10,000 on this work. Todd seconded and the motion passed.

Sight and Sound Barrier Update: This barrier is about complete. Charlie reminded us that on May 8, 2018, the Kentucky Department of Transportation Cabinet conducted a public meeting addressing improvements on the Snyder Freeway. Members of the Indian Springs board attended that meeting and viewed the suggested improvements for expanding the Snyder Freeway from four to six lanes. Also included were the proposed changes to protect residential areas from the associated traffic increase. Included in those changes would be Sight and Sound barriers. Immediately it was noted that the community of Indian Springs was not included in the list of communities protected by a Sight and Sound barrier. The board took immediate action to correct that situation. Six years later that action would result in the completion in April of 2024 of a Sight and Sound barrier protecting our community. The Board will send a letter and eBlast to residents so they know what went into having this wall built for all of our benefit. Thanks, Charlie, for all your hard work!

The Board will also send a letter of thanks to Senator Julie Raque-Adams and Kentucky State Representative Jason Nemes for their assistance ensuring the wall was kept in the plan. The Board will try to arrange a dinner to show our appreciation. Todd moved not to exceed \$500 to have a dinner for Senator Julie Raque-Adams and Kentucky State Representative Jason Nemes. Bill seconded and the motion passed.

6. New Business.

Last year's cart path sealing is showing many places where the coating doesn't seem to have adhered to the cart path. Charlie will get with Andy from Libs and review those places.

Some resident's yards are in dire need of being cut, especially on Indian Lake Drive and Lake Vista. Jennifer will send letters to those addresses in need of attention.

As in past years, the Indian Springs Community Association yard sale will take place two weeks after Derby. This year, that date falls on Saturday May 18. It will be from 8am – 2pm, and will be held rain or shine. Signs will be placed at both entrances, and notices will be posted to social media.

Adjourn: 8:05 pm.

Respectfully submitted,

*Linda Hestand and Peggy Grant*, Co-Secretaries