

**Indian Springs Community Association, Inc.**  
**Indian Springs Green Space, LLC**  
**Minutes of the Regular Board Meeting**  
Date: May 10, 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), 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 April board meeting minutes were previously sent to the Board members. The reading of the minutes was dispensed with. Nickie moved to accept the minutes as sent. The motion was seconded and passed.

2. Financial Report. The financial reports were distributed. Bill Roof discussed the report sent by Mulloy Properties. Mulloy needs to correct the account from which Houser's bills are paid. Bill moved to transfer \$40,000 from the Green Space account (funds from Martin's BBQ rental payments) to the Reserve account. The motion was seconded and passed. The Reserve account will then be at about \$100,000. We discussed the various accounts for LGE, based on power supplied to different places in the Green Space.

Legends still has not paid their \$10,000 payment for the common space maintenance. They reported that they are under new management. Bill will talk to Mulloy to contact the new management company.

Our snow removal costs were under budget. We are underbudget for income (due to the Legends non-payment), and lawn service costs are above budget. Martins BBQ is paying the full rent, which will increase in October under the terms of the lease agreement.

3. CC&R Violations/property conditions. Bill G has sent about 20 violations to Mulloy (who will send them to the homeowners), including grass that is too high, weeds in the lawn, mailboxes that need to be fixed or replace, and prohibited political signs. He will check again next week. 11001 Fairway Point still has problems but seems to be improving. Bruce talked about some problems on Coventry Greens. Bill G will check it out.

There's a rotting bench at the pond on old hole 13. We'll ask Houser to get rid of it.

4. Security Officer Report. The Officer's monthly report was sent to Mulloy. Bill will ask to get copies as well. Todd reported that the Metro police was asked to make additional drives through the neighborhood. Homeowners are reminded to lock their cars, not leave out valuables, and keep their garage doors closed.

5. Grounds and Clubhouse. Houser has sprayed for weeds in the Green Space. Bill R reported that the mower is out for repairs. As a result, some areas need extra work by the volunteers. Kevin agreed to help make up the work.

After prior discussion between board members by email about the increased costs that Houser had reported, we agreed to an increase to \$50/hour. Linda moved to ratify the

agreed-upon increase to the Houser contract and document. The motion was seconded and passed. Charlie asked that Mulloy send us the hours with the increased costs.

6. Old business. There was further discussion about replacing caps on Coventry Green. Charlie talked to Mulloy, who reported a cost of \$350/cap, and Houser reported a cost of \$1,800 to install 4 caps. Nickie moved to have Mulloy to contract with the mason to replace 6 caps at \$350/cap, the motion was seconded and passed. Charlie will ask about a bid to seal the brick.

Brent reported on the status of the Jagger's settlement agreement. The deed restriction needs to be signed by Nickie so it can be filed. We discussed minor changes to the settlement terms about improvements to the Indian Springs entrance. Nickie will sign the documents. We don't yet know the timetable for the improvements. We'll need to coordinate with Houser to replace the irrigation system.

Smart Signs (which printed the lake signs) finally got the check for payment, so the signs will be shipped out next week. Bill R quickly approves the invoices but reported that payment of invoices by Mulloy is delayed for all contractors. Linda will talk to someone at Mulloy to see if the process can be expedited.

Charlie will follow up with Kip about the status of sidewalk repairs since we turned in the list months ago. Potholes need to be turned into Metro 311.

We heard back from the biker after he received the violation letter, who reported he had sold the bike. We will talk about adding riprap around the ponds once we check the budget later in the year.

7. New Business. We need to get the cart paths sealed, following the paving completion. The original contract price was \$25,000, which needs to be updated with a current price.

The pines along Indian Lake drive have been dying out. We need to plant additional trees behind the current ones, so there is coverage as the dead ones are removed. Charlie and Bill G talked to a homeowner about the lake signs, trees, bushes and moving the trash can. We discussed the issues and determined nothing needed to be changed. We discussed the landscape area where the parking paths converge. We'll check the areas all around the Green Space.

Connie Smith said she had marigold seeds to plant. The front landscaping will be changed with the improvements by Jagers, so we'll wait on planting. Nickie will talk to her about heading the Green Team.

A homeowner asked about getting a stop sign on Vista Greens. Metro has been asked before but will not put one there to control speed or traffic. We discussed various speed limiting options. The goose population is reduced since last year's relocation by the State.

Adjourn: 8:07 pm

Respectfully submitted, *Peggy Grant*, Secretary