

**Indian Springs Community Association, Inc.**  
**Indian Springs Green Space, LLC**  
**Minutes of the Regular Board Meeting**  
Date: June 14, 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), Brent Nash, Bill Gregory, Linda Hestand, Bruce Roberson. Homeowners and guests who were also present: Charlie Snyder, John Wieland, Pam Bengé.

1. Minutes. No minutes were available for review.
2. Financial Report. The financial report comes out next week. Bill had asked for the delinquent report several times and did not get it in time for this meeting. Linda will reach out to Beth Holt to see if we can at least get the delinquent report in time for our meetings.
3. CC&R Violations/property conditions. Bill Gregory sent several violations to Jennifer at Mulloy to send citation letters to a few homes. He has seen people walking the cart paths with their dogs off leash. There was discussion about putting a reminder in the eBlast.
4. Security Officer Report. The Officer's monthly report was presented. There were no speeding citations in May, but Rob sent away a few nonresidents who were fishing.
5. Grounds and Clubhouse. Bill had cancelled the KEMI Insurance but got a bill for \$6,000. He is working with Mulloy; more details to come.

The property assessment at Martin's BBQ has increased significantly.

An automatic water system was discussed for the Indian Springs fountain at the front entrance. A float system could be installed to trigger the water to come on when it reaches a certain low level. If it goes dry, the pump could be damaged. Bill will ask Houser for a price. Bill moved to install such a system not to exceed \$1,000. Bruce seconded and the motion passed.

Charlie reported that Libs' price for sealing the cart paths is \$38,000 through the end of this year.

Bruce mentioned areas that seem to have erosion issues. He will indicate those areas on a map for further discussion. Bruce reported a rotted tree on Coventry Green. Bill will ask Houser to take a look.

6. Old business. Charlie Snyder asked about the status of the MSD project to fix the drainage ditch behind his home and many others along Vista Greens, because part of his yard is soggy. The Board has been following up with Kip Eatherly, the Legislative Aide for Metro Councilman Markus Winkler. Kip has been in frequent contact with MSD and will follow up again toward the end of August.

Bill R said that everything was going well at Martin's BBQ.

Brent gave an update on Jaggers. There was discussion regarding new trees and the sprinkler system. He will look further into those items and will report back.

The concrete caps on the entrance walls to Coventry Greens are in the process of being replaced.

The sight/sound barrier project has been moved toward the year end, as the needed wall construction items are in short supply.

7. New Business. A resident requested permission for her 93-year old father to use his motorized scooter on the cart path. A liability waiver will need to be signed before permission is granted. We will ask Peggy to prepare it but she is out of town at this time. Nickie moved to grant permission once the waiver is signed. Linda seconded and the motion passed. Bill Roof will notify the resident and ask Peggy to prepare a waiver.

A resident requested that a 'pod' be allowed on his driveway for about 10 days. Permission isn't needed for this, and the resident will be informed.

We have received inquiries from homeowners about permission to install solar panels on their home. Solar panels were discussed and it was agreed that there were not any restrictions in the CCRs. It was noted that there are three or four homes in our neighborhood that have them now.

Bruce reported on new homeowners at 11115 Vista Greens. He will forward the contact info to Tracy Souder, Peggy Grant, and Jennifer at Mulloy Property

Charlie had a list of mostly greenspace items he reported on.

Adjourn: 8:10 pm.

Respectfully submitted,

*Linda Hestand*, acting Secretary