

Indian Springs Community Association, Inc.
Indian Springs Green Space, LLC
Minutes of the Regular Board Meeting
Date: September 20, 2022

The Board meeting was called to order by Indian Springs President Nickie Langdon at 7p.m. Present were Board members: Nickie Langdon (President), Charlie Harrett (Vice-President), Bill Roof (Treasurer), Brent Nash, Bill Gregory, Todd Hall, Linda Hestand, Bruce Roberson. Two homeowners were also present for the meeting. Neither had any comments to share.

1. Past Meeting Minutes. Last month's minutes were not available for review
2. Financial Report. Bill reviewed our current financial report and said we are currently over budget for the greenspace account with three months to go in 2022. ISCA has experienced many vendor/service rate increases in 2022, with one unforeseen cost incurred being the repairs to the Toro mower at about \$3,000.

Bill worked with Mulloy Properties on the proposed budget for 2023 and complimented them on a job well done. He stated that with the increased cost of services and goods, the basic HOA fees were not enough to cover our projected costs in 2023. He reviewed the 2023 budget and answered questions. Bill pointed out that our lawn service budget has been significantly increased from \$63,000 in 2022 to \$85,000 for 2023. However instead of raising HOA fees, he proposed we take three months of Martin's rent to use in operations to cover the shortfall.

The HOA budgeted amount for 2022 was \$114,000 with YTD Actual expenses of about \$84,000 with three months to go. He proposed an increased budget of nearly \$121,000 for 2023.

After discussions, Bill moved to transfer \$15,000 from the greenspace account to the HOA account. Todd seconded and the motion passed unanimously.

Nicki moved to approve the 2023 budget as presented. Brent seconded and the motion passed unanimously.

3. CC&R Violations/property conditions. Bill Gregory had Mulloy Properties send a letter to a homeowner with a trailer was parked at 3006 Indian Lake for an extended period. It has since been removed.

He said that people walking dogs off leash continues to be an issue. The current policy is to send three letters, then begin fining the owner but the difficult part is identifying the homeowner.

4. Security Officer Report. Bill said that Officer Oliver issued two speeding citations since our last meeting, one each for a non-resident and resident. Rob also requested a few people to leave who were fishing but were not residents.

5. Grounds and Clubhouse.

Lights need to be installed on the storage facility behind Martin's. The RFPs for landscaping/mowing are due by October 15. We will convene a special meeting to discuss.

Elite Exterior Services– Todd moved to ratify the approval for them to do the work of pressure washing the stone/brick areas to clean them. Brent seconded and the motions passed unanimously.

Mow Better – Bill moved to ratify the approval for them to mow selected areas throughout the current mowing season. Nicki seconded and the motion passed unanimously.

6. Old business.

Brent gave an update on Jaggers. There will be extra dirt from the construction site. We will ask Mow Better to distribute the dirt among our sand traps and other low areas in the greenspace, etc.

Charlie is getting prices for sealing 225,000 square feet of cart paths. Libs' price for sealing the cart paths is \$38,000 and is in the ballpark of the industry norm of \$1.00 to \$2.50 per square foot. Down to Earth's quote was \$95,000. More quotes have been requested. It was agreed that the work needs to happen before the end of this year if possible.

7. New Business. Nicki announced that she would not be available for the November annual meeting and requested that another board member lead that meeting. Also for December, if there is a meeting.

There was a water main break on Indian Lake Drive, near the path leading to old hole 16. The road has been marked by the Louisville Water Company and it will be repaired soon.

There was a request for a stop sign at the end of Lake Vista Court, but the board wasn't sure if it was needed. We've talked to Metro before about installing stop signs, but certain qualifications have to be met.

Charlie said we're permitted to put in No Parking signs and paint the curb yellow at the end of Indian Lake Drive, where it meets Freys Hill Road.

Brent would like to assemble a small committee to look into the cost of putting in and maintaining a neighborhood pool. Just to get an idea of the associated costs and to see if it is even feasible. Mulloy Properties would be a good resource for that information.

The meeting was adjourned at 8:03 pm.

Respectfully submitted by Linda Hestand