

Indian Springs Community Association, Inc.
Indian Springs Green Space, LLC
Minutes of the Regular Board Meeting

Date: May 16, 2023

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 phone), Linda Hestand (Co-Secretary). Bill Gregory, Todd Hall, and Brent Nash were not present. There were three visitors and/or homeowners: Reza Soltani, David Stoess and Cathy Stoess. We also had two Meadow Vale police officers in attendance.

1. Minutes. The minutes from the April 2023 meeting were previously to all Board members. The reading of the minutes was dispensed with. There was a minor change noted, and Charlie moved to accept the minutes with the update. Bill seconded and the motion passed. Peggy will get them posted on the website.

2. Financial Report. Bill Roof reviewed the financials for the four months ending April 2023. The HOA is in good shape: under budget for snow removal and over budget by about \$10,000 in the Greenspace account. The extra expenses are due to mulching in February and March, and clean-up from all the tree damage due to high winds.

There are nine residents who have not paid their annual HOA fee. Jennifer will send another letter to those owners, stating a lien would be placed on their homes if not paid promptly. Aloft, Juggers, and Martin's have all paid the amounts agreed upon in our contracts with them.

We received a late notice for our taxes due Metro Government that includes a \$104 late fee plus \$2 interest. Jennifer with Mulloy discovered that the tax check had been accidentally mailed to the wrong place. Mulloy agreed to pay the late fees.

3. Security Officer Report. Officer Ray Span said that they routinely use radar to monitor for speeders, especially on Indiana Lake Dr. We continue to have patrols from the City of Meadow Vale police, LMPD, and by the Off Duty Police Services, who report no issues.

4. ISCA Grounds/Greenspace/The Preserve. Mow Better is doing a good job maintaining our Green Space and common areas. Downed trees and/or branches that posed a danger have been removed.

The base and life size bronze Native American sculpture will be cleaned, repaired and restored by Forest Boone. He'll start in the near future.

Libs Paving missed sealing a part of the cart path near the apartments. They will take care of that small section in the near future.

5. Old business.

The pond at hole #13 is extremely low from leaks that developed last summer during the drought. Charlie had met with three people from the Jefferson/Shelby County Conservation office. They submitted a thorough report, which was emailed to Board members. The report stated that a geological survey showed the pond was built on a

sinkhole. Contractors will be notified to bid on the options for fixing or improving this area, including possibly filling and capping off the sinkhole.

The honeysuckle will be removed from the dam at Little Goose Creek, so that the dam isn't damaged further and possibly fail. Bill moved to spend up to \$1,500.00 for eight hours of work to remove the aggressive vegetation. Nicki seconded and the motion passed.

Charlie and Bruce drafted a letter to send out via eBlast to ask for volunteers for the Green Team, which will also be posted on our FB page. Volunteers will be required to sign a waiver form.

We have Metro authorization to install a "no parking" sign at the back entrance and to paint the curb yellow. There is a lot of unauthorized parking there when there is an event nearby at E.P. Tom Sawyer Park. Mow Better will take care of this work.

Dead bushes have been removed along the fence in front of Jagers, near the statue. Also, the fence is in need of painting. Aloft will be asked if they would have their contractor paint this section of the fence when they do their own fence along Westport Road

There is an Ash tree on old hole #11 green by the cart path that seems to be dying. It will be removed in the near future

6. New Business.

Reza Soltani (homeowner at 11028 Fairway Point) requested that the Board pay to have a large pine tree removed which was shedding needles, etc... on his deck and roof. He also wanted the trees on the other side of the cart path removed. Board members explained that healthy trees are not removed if they are on the Green Space. If a tree is on his property, he can have it removed at his own expense. He was referred to the CC&Rs posted on our website. David and Cathy Stoess are the property managers for 11026 Fairway Point, which is just on the other side of the cart path from Mr. Soltani. They spoke on behalf of the homeowner, who does NOT want any of the trees removed on his side of the cart path, whether they are on his property or the Green Space.

Mr. Soltani's requests were respectfully denied. It was unclear if the tree closest to his fence and house was on the line between his property and the Green Space. The Board asked him to provide his property survey paperwork so that ownership could be determined.

Adjourn: 8:09 pm.

Respectfully submitted,

Linda Hestand and Peggy Grant, Co-Secretaries