

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

Date: December 8, 2020

The Board meeting was called to order by Indian Springs President Todd Hall at 7 p.m. Present were Board members: Todd Hall (President), Charlie Harrett (Vice-President), Bill Roof (Treasurer), Peggy Grant (Secretary), Brent Nash, Monty Gray, Nickie Langdon. Homeowners present are listed on the sign-in sheet for the meeting.

1. Minutes. The October and November board meeting and November annual 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. Thanks to Brent for setting up the Zoom meeting for the annual meeting. He will determine a list of homeowners that appeared by Zoom to be added to our sign-in sheets.
2. Homeowner, Mr. Minton, presented pictures and argument to dispute the board's decision that the fencing he put up to cover utilities on the side of his house violated the CCR's prohibition against fencing past the back of the house. He received a letter from our attorney about the violation and responded. After further discussion, including discussion about the needs of the community as a whole and alternatives, Todd moved to affirm the board's prior decision that the fencing was a violation that needed to be removed, Bill R seconded the motion, and the motion passed.
3. Financial Report. Bill Roof discussed the status of finances year to date. He has the 2021 dues notices ready to mail, with payment due the end of January 2021. We've not received a Martin's rent check this month and are not sure how they're doing with sales, given the current shut down of indoor dining (although we heard they had a good Thanksgiving). The back deck is open for dining. Todd will talk to Mr. Sandlin about documenting the rent abatement agreement, after Martin's consults with its accountants about tax consequences. The reserve account should end the year with a balance around \$60,000.
4. CC&R Violations/property conditions. 1) 3108 Indian Lake Dr. We've not heard anything recently about the pending lawsuit. 2) The fence issue at 2900 Lake Vista was discussed above.
5. Officer Oliver's Report/Security. We don't have an October or November report, although Office Oliver continues his patrols.
6. Grounds and Clubhouse. Mr. Houser's company has been working on the punch list. The ditch at old hole #3&4 (concerns raised by Mr. Daub) has been cleaned up by Mr. Houser. The tent located illegally on the Green Space was returned to the owner, who was informed he was unable to live or camp on our property. We continue to monitor the lowest lake's dam.

Mr. Houser needs MSD approval for the dredging needed of the lake at old hole #6. He has submitted a plan. There are additional costs. Bill R moved to increase the approval of the agreement with Mr. Houser for the dredging to \$15,000, the motion was seconded

and approved. He will make sure Mr. Houser knows to use the minimal size trucks necessary to preserve the Green Space and recently paved cart paths. Bill R/Todd will have Mr. Houser check on the needs for the spillway, which will depend on the water level.

7. Old business. Todd talked further with Mr. Madden from the Aloft hotel about their plans to build a restaurant in their parking lot along Indian Lake Drive. The board has concerns about traffic and the effect on Martins, which Todd will convey. Perhaps the proposed restaurant, Jagers, can present at the next meeting.
8. New Business. A question was raised about the permissibility of AirBnB's or other short-term rentals in the neighborhood. After discussion, the board determined that any such rentals were prohibited by the CC&Rs. Todd will ask Marcus about the permit process.

Additional "no trespassing" signs were ordered and installed, including in the picnic pavilion by Martin's. There has been talk about hiring a property manager. Several board members will reach out to property companies to get cost estimates and scope of services. We will also ask if there are other people in the neighborhood who would be willing to handle responding to complaints and other correspondence.

There was discussion about preparing a more formal, detailed policy about remodeling, beyond the CC&Rs. The sound wall is still in the budget. The construction on I-265 started at Taylorsville Road. Perhaps they will reach our area around 2022.

Adjourn: 8:23 pm

Respectfully submitted,

Peggy Grant, Secretary