

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

Date: 2/18/20

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

1. Minutes. The board meeting minutes for January will be reviewed at the next meeting.
2. Financial Report. The financial reports were distributed. Bill Roof discussed the report. We had normal expenses for January and February to date. 82% of homeowners have paid their annual HOA dues. The first past due letter will be sent March 1 to the remaining. We'll send another email blast reminding the community to pay their dues.

The proposal for coverage by a different insurer was passed out to board members, reviewed and discussed. Coverage was confirmed for the Martin's building by their insurer. With the same coverage and lower prices verified, Bill R moved to transfer our insurance business (both policies for the Green Space and D&O liability) to the new insurer, the motion was seconded and passed.

Bill R hasn't yet received the annual grounds maintenance check from Aloft or the Legends apartments and will continue his follow up.

3. CC&R Violations/property conditions. One family has asked a board member about putting up a privacy fence, which are not typically allowed. They should be directed to present a specific request to the board. There are reports of a dog escaping his backyard. Todd will follow up with the homeowner. There's a question as to whether 3338 and 3423 Indian Lake Dr. are rented. We will follow up for the necessary approval.
4. Officer Oliver's Report/Security. The Officer's monthly report was presented. There were reports of a black truck parked a long time. Officer Oliver determined the owner lived off Freys' Hill and visited. He'll mark the tires and have it towed if not timely moved. We'll ask Kip to put up a speed patrol sign in the neighborhood. There have also been reports of vehicles driving through the Green Space. The Officer has been notified to watch, people need to call the police, and we'll put up additional large rocks to block access.
5. Grounds and Clubhouse. Bill R. rode around the green space to inspect and take up trash. Martin's BBQ has removed the large trees at the side of their building (with our approval) and will landscape the space. The yard of 3108 Indian Lake Dr. has been cleaned up by Mr. Houser since it wasn't being taken care of and will be invoiced to the owner. Our attorney has been consulted. We'll request copies of all liens be sent to the mortgage holder, PNC. The homeowner at 3332 Indian Lake Dr. has been sent a letter by our attorney regarding the large hole in the house's siding. The yard may need cleaning again, which the homeowner has reimbursed in the past.

The stone wall on old hole #11 needs repair/replacement. We'll check with the mason who's done other work for us and with Mr. Houser to get prices. Mr. Houser removed the brush from around the lower lake, which now looks great. We've gotten a price to dredge the lake at old hole #6, which has gotten really shallow. We'll see where we are with our snow budget. Mr. Houser has obtained trees at a good price. We will send an email to the community to see if they would like to purchase one for their home or to donate one to the Green Space. Mr. Houser has put in a French drain and done a lot of work to alleviate the mud around the maintenance building. We approved 3 new trash cans for the Green Space.

Lib's Paving said April was best time to begin the 2nd phase of blacktopping the walking path but we can be flexible to obtain the best price. Lib's will review current prices and give us an updated number (adjustments allowed per the multi-year contract). Lib's will invoice us separately for the repair work for the damage caused by the pool installer. Mr. Houser said the light on the flagpole isn't working. LGE will replace.

6. Old business. Work has started on 71 for the 265 enlargement. We'll have to see when they begin work on the 265 sound barrier.
7. New Business. Tracy's, our website assistant, mom passed away. Brent moved to donate \$100 to the Animal Care Society, the motion was seconded and passed. Todd will ask our attorney to draft an access policy that requires a bond or other financial security to be signed by all contractors that access the Green Space in addition to the required indemnity agreement.

Aquatic Control has proposed a 1% increase for the contract with them to maintain our ponds (\$12,378). There was some discussion. Brent moved to approve the contract, the motion was seconded and passed.

Adjourn: 8:05 pm

Respectfully submitted,

Peggy Grant, Secretary