

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

Date: August 10, 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), Monty Gray, Nickie Langdon. Homeowners who were also present are listed on the sign-in sheet for the meeting.

1. Minutes. The July board meeting minutes were previously sent to the Board members. The reading of the minutes was dispensed with. Todd moved to accept the minutes as sent. The motion was seconded and passed.
2. Financial Report. Bill Roof discussed the financial status of the Green Space and ISCA. All but two homeowners have paid their annual HOA fees: 3108 Indian Lake Dr. (Richards) and 3110 Indian Lake Dr. (Lape). Liens have been filed. Bill R talked to the bank about our lien on 3108 ILD, which has been filed in the pending Bank action. The HOA is on budget overall, with increased expenses in categories of grounds and legal expenses. The Green Space expenses are back under control, and we hope to be below budget by year end.

Todd and Bill R have been talking to Martin's BBQ about their rent and business in the midst of COVID-19. It is important that we support their business and help as we can. Their sales are still down about 20-33% compared to last year. Before the pandemic, their rent averaged about 3.5% of gross sales. They have paid rent except for April and July. Tentative discussions on rent concessions include amended payments going forward at 3.5% of monthly gross sales, with a minimum \$4,000, maximum \$8.125k (contractual rent). They've assured us the investors are not getting paid. There was discussion about formalizing the agreement (to last until sales return to normal levels) and about a way to perhaps recover rent paid below the regular rent in the event sales improve so that 3.5% gross sales exceeds the contractual rent. Todd will talk to other landlords about potential solutions and to our attorney about crafting an agreement, as we will need to document the changes to the lease agreement.

Martin's will get the parking lot sealed and striped. We currently have about \$42,000 in the reserve account for capital projects.

3. CC&R Violations/property conditions. No further fence proposals have been submitted to the board for approval. The conditions at 3204 and 3332 ILD have improved after our attorney sent violation letters. The pool has been removed at 11306 Vista Greens Dr. following a letter of violation. A tree was down and blocking the sidewalk at 3108 ILD and removed by Houser. There is a report of construction debris against a fence by old hole #15. Charlie asked Bill G to send a notice letter.
4. Officer Oliver's Report/Security. Bill Roof discussed Officer Oliver's monthly activities. The Officer talked to several homeowners about moving their cars parked too long on the street. He has also responded to reports of prohibited solicitors and non-homeowner fishermen in the neighborhood and let them know they need to leave. Todd will send him

the date of our annual meeting so that perhaps he can join. The Officer reported issuing 1 speeding citation in the community.

5. Grounds and Clubhouse.

There were a lot of people at the annual yard sale August 1. The punch list of projects for Houser is being updated. The speed humps have been repainted and reflectors added. Yard signs have been generally removed following our reminder of the rules. A contractor sign needs to still be removed. Todd/Bill R will ask Tracy to send an e-blast letting homeowners know that yards signs are not permitted and will be removed (especially in this election season).

Ed Gibson has paid some towards the reroofing that needs to be done on the small gazebo (thanks!). Charlie moved to reroof the small gazebo at a cost not to exceed \$600, the motion was seconded and passed. The spindles have been removed (following vandal damage) and won't be replaced. The new bench on old hole#11 looks good.

Charlie will ask Houser to bush hog the lake sides of the lower lake again. They've grown up since it was last done. Charlie reported on alternatives for goose population control. There's a certified person who can remove the geese but it will likely need to be done next spring.

The current path paving project is complete. Charlie will call Libs about a few issues. A homeowner has reached about a shallow place on old hole #6. Charlie will follow up. There is grass coming up also in a few places. We need a solution to keep the Bermuda grass off the new paths.

6. Old business. The Annual Meeting is set for November 10, 2020 and the Tom Sawyer Hayes building reserved for the meeting. Peggy will take care of refreshments. Julie has set a date to recruit volunteers for the Green Team. If we have volunteers, will look at repainting projects. Releases (on the website) will need to be signed.

7. New Business. Todd will ask about the report of a dog injury.

Adjourn: 8:15 pm

Respectfully submitted,

Peggy Grant, Secretary