

**Indian Springs Community Association, Inc.**  
**Indian Springs Green Space, LLC**  
**Revised Minutes of the Regular Board Meeting**  
Date: September 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, Bill Gregory, Nickie Langdon. Homeowners who were also present are listed on the sign-in sheet for the meeting.

1. Minutes. The August board meeting minutes will be sent before the next meeting.
2. Financial Report. The financial reports were distributed. Bill Roof discussed the report. Budgets for both were generally on point-some area over, some under budget in 2020. We expect some surplus at the end of the year, although not as much as we would like. In the bank action filed on 3108 Indian Lake Drive, Bill reported we are owed about \$8,000 plus penalties. There are discussions with the bank to resolve.

Todd reported on his conversation with another property manager about rent concessions. Rent concessions and other assistance is commonplace and encouraged. The board further discussed the rent concession plan discussed at the last meeting, to which the board agreed. Bill R. will keep track of underpaid rent. There may be some tax consequences to unpaid or underpaid rent. Bill R. will talk to our accountant. Todd will talk to our attorney about an amendment to the lease agreement that Martin's pay 3 ½ % of their gross sales (minimum \$4,000, maximum contractual rent), with a repayment schedule.

The proposed budgets for 2021 were presented and discussed. There are slight changes to same categories (due to some areas being over, some under budget in 2020). But overall, the budget and annual HOA fees (\$550/year) will remain the same (split \$310 Green Space, \$240 ISCA). Peggy moved to adopt the proposed 2021 budgets as amended in the discussion, the motion was seconded and passed.

We will continue to monitor the Martin's rent payments throughout 2021 and adjust as needed. Their rent payment fund our reserve account, from which we fund capital projects and property taxes. We have a credit in income tax for next year. The Toro mower will be paid off in September.

3. CC&R Violations/property conditions. We continue to monitor neighborhood conditions at least weekly. There have been some issues with garbage cans remaining out, which violate the CC&Rs. We'll see about sending an e-blast reminder.

Conditions at 3332 Indian Lake Drive are improved but still needs a lot of work in the back. We may recover the liens on 3108 Indian Lake Drive in the pending lawsuit. We've sent notice to 3423 Indian Lake Drive about the lack of mowing, property condition and weeds, parked/unmoved car. We will ask Houser to remove the construction debris on Lake Vista Drive if not removed within the next few days per the notice sent.

4. Officer Oliver's Report/Security. The Officer continues cart patrols and reported no speeding citations this month.

5. Grounds and Clubhouse. The homeowner requesting access to install a pool needs to submit the required documents for approval. We received a check today from our insurance company (less deductible) for the damage to the rear entry sign from a car accident. Our insurance company will pursue the driver's company for reimbursement of expenses plus our deductible. Houser sprayed for weeds and cut around the lower pond (along with help from Charlie-thanks!). Some remaining signs were removed. Ed Gibson covered the cost of reroofing the small gazebo with a little extra to spend on the Green Space. Houser will get us a proposal for the teebox at old hole #9. The Green Team will clean up and repaint the small gazebo on September 12. We will ask volunteers to also clean around the lake at old hole #6 using the boat. (Get releases!). Charlie reported on additional ideas for geese control, including a remote control boat and possible state contract. Houser sprayed the edges of the cart path to kill the weeds.
6. Old business. The sound barrier in the budget in the expansion of I-265 is still on track.
7. New Business. The homeowners raised concerns about speeders on the side streets and asked about speed humps. That is a decision by Metro, which we understand is based on traffic count. We understand that only Indian Lake Drive has sufficient traffic for speed humps. We can ask about getting a speed sign and send an e-blast reminding homeowners to slow down.

Problems have been reported with motorized vehicles (skateboard and bike) on the cart paths. We need to send an e-blast reminding homeowners of the prohibition of motorized vehicles on the paths, no speeding allowed of any other vehicle, and to please watch out for walkers. There was discussion but no plan yet for trees as a sound barrier on Freys Hill. As to replacing the sprayed/killed pampas grass, we will discuss next year.

There was discussion about alternative refreshments at the annual homeowner meeting on November 10.

Adjourn: 8pm

Respectfully submitted,

*Peggy Grant*, Secretary