

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

Date: January 11, 2022

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 (Secretary), Brent Nash (by Zoom), Linda Hestand (by Zoom), Bruce Roberson. Homeowners who were also present are listed on the sign-in sheet for the meeting. Chavonne Stinson with Mulloy Properties was also present by Zoom.

1. Homeowner Beth Lutes presented and discussed plans to install a fence and asked for a variance from the restrictions in the CCRs. Previously plans were disallowed because the fence extended beyond the back of the house in violation of the CCRs. A letter was sent by our attorney because the installation had already started. After discussion, we decided we'll look at her yard, but at this point, the fence does not comply and can't be approved. If notified of a violation, Mulloy can send form letter sent with the violation. Mulloy will also drive through neighborhood looking for issues, usually monthly.
2. Minutes. The December board meeting minutes were previously sent to the Board members. The reading of the minutes was dispensed with. Charlie moved to accept the minutes as sent. The motion was seconded and passed.
3. Financial Report. There was about \$24,000 at the end of year in the HOA account, \$22,000 in the LLC, and \$60,000 in the Reserve account. The accounts have been signed over to Mulloy to manage. We discussed the payment of bills with Mulloy. Bill will resend the invoice for Houser that hasn't yet been paid. The financial reports were distributed. Bill Roof discussed the report.

The invoices for the annual dues still haven't gone out to the homeowners as Mulloy was waiting on the board review. They will be sent tomorrow with a revision to allow payment until February 15, 2022. We need to put out an e-mail blast reminding homeowners. The lot numbers do not need to be on the letter or envelope at this point but we'll add for next year. Mulloy also needs to send letters to Aloft and Legends for their annual payments.

4. Security Officer Report. The Officer's hourly rate was increased \$30-\$40/hour. Todd asked them to cut back to 24 hours/month temporarily until warmer weather, which will cost about \$1000/month. Bill R presented the officer's monthly financial report. We asked Chavonne about other security services, but they usually use the off-duty police officers too.
5. CC&R Violations/property conditions. Bill R will talk to Houser about a log in the creek behind Martin's and to check the overflow on the bottom lake into the creek. No violations have been sent this month because Bill G has been out of town and the yards aren't much of an issue in the winter. Bill R talked to the homeowner about the nonconforming fence.

6. Grounds and Clubhouse. Houser reported he has to pay his employees a lot more. Our contract allows some increase in payment to Houser (2-3%). Peggy will look at the contract. Todd moved to increase to the maximum payable to Houser not to exceed 3%, as long as the contract allows the increase. The motion was seconded, motion passed.
7. Old business. The settlement agreement for the planning and zoning committee was signed by Nickie on January 4 after communication with the board, (hearing on 6<sup>th</sup>) and filed. Brent will ask Steve Porter for a signed copy. Terms include: a deed restriction associated with the Jagers' development, limited future uses of the property, some operating restrictions, agreement that the developer would build new entrance, \$2,000 annual contribution to HOA, and \$10,000 payment to maintain the new entrance. Todd moved to ratify the settlement agreement, the motion was seconded, motion passed. Brent and Todd will work on an e-blast to notify the homeowners. We will need to pay legal expenses.
8. New Business. Kevin Lanz's (Grounds Master) lawn cutting contract is up for renewal. He has done a great job for years. He requests an increase of 4.8% to \$3,000/month for five years. The only change from the previous contract is the increased monthly rate and term. Bill R moved to approve the new contract with those changes, the motion seconded and passed. Nickie will sign the contract. We will get the insurance certificate and indemnity agreement from both Lanz and his assistant.

The draft for replacement lake signs were sent to board members for review. Changes were discussed. Peggy will finish and send to Elaine Wood to get printed. Elaine can talk with Bill R about how many to print.

The community has reported they haven't been getting mail regularly. Several people have talked to the post mistress and others who report there aren't enough carriers.

We need to put out an eblast with notice of the new policy and procedure for use of the green space. Nickie will talk to Tracy about preparing it.

There are problems reported with electric bikes on the cart paths. Mulloy will look at the issue and get back to us.

Adjourn: 8:23 pm

Respectfully submitted,

*Peggy Grant*, Secretary