

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

Date: October 17, 2023

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 via phone (Co-Secretary), Linda Hestand (Co-Secretary), Bill Gregory, Bruce Roberson. There was one homeowner: Angela Schmelz

1. Minutes. The September board meeting minutes were previously sent to the Board members. The reading of the minutes was dispensed with. Bruce moved to accept the minutes as sent. The motion was seconded and passed.
2. Financial Report. Bill Roof discussed the financial report. The \$13,000 credit was identified and corrected. It seems that Mow Better had been invoiced twice.

Green Space is under budget for lawn service with YTD actual at \$147,000. The re-sealing of cart paths, fence painting and new trashcans amounted to about \$90,000. We are good for the end of the year. The HOA account is a little over budget because of repairs and maintenance. We're way under on snow removal and should be good for rest of year since the mowing season is almost over.

Bill reviewed the proposed 2024 budget and answered questions. A tree maintenance category was added with a \$10,000 budget. Charlie moved to approve the 2024 budget. Todd seconded and the motion passed. The 2024 budget will be presented to the community at the November 14 annual meeting.

3. Security. Over the past few months, there have been reports of a man trespassing on properties in Indian Springs, peeping through windows, and women being touched inappropriately at the Legends Apartments. The trespasser was identified and found to be living with his brother, who leases an apartment at the Legends. The apartment manager and our Off Duty Police Officer spoke with the brother. The issue has been resolved, as the trespasser has been sent to live with an out-of-state relative.

We currently have agreements with both Meadow Vale and Metro Off Duty Police that provides each agency patrols our neighborhood 10 hours per month. LMPD has also been seen driving through more often.

4. ISCA Grounds/Greenspace/The Preserve. Green Team – Bruce gave an update on what has been accomplished so far such as: weeding the entrance planting beds and other areas, painting bridges, and cleaning out brush. The Board appreciates all the work this team is doing to beautify our neighborhood! Bruce is getting quotes to replace plantings at both entrances.

Charlie will ask Mow Better for recommendations for plantings at the dried-up pond at old hole #13 on Freys Hill. While the pond area must be kept for rain water runoff according to MSD, the area needs improvement.

The grounds on both sides of the fence at the Freys Hill entrance has been cleared. Todd moved to have the fence repaired and painted, not to exceed \$1,000. Bill seconded and the motion passed.

Peggy will check with Jennifer to get copies for the records of the CCR violations that Mulloy sends to homeowners as our property manager for the community

5. New Business.

Martin's BBQ had a fire this past weekend and will be closed for about two weeks while undergoing repairs.

The annual meeting will take place on Tuesday, November 14 at the Tom Sawyer building at 2201 Lakeland Road. Nicki will invite several guests such as Meadow Vale Police, local politicians, etc...

Adjourn: 8:01 pm

Respectfully submitted, *Linda Hestand and Peggy Grant*, Co-Secretaries