

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

Date: December 14, 2021

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, Bill Gregory, Linda Hestand, Bruce Roberson. Homeowners and guests who were also present are listed on the sign-in sheet for the meeting.

1. Minutes. The previous board meeting minutes were previously sent to the Board members. Needs to be revised: Gant Hill didn't send references. The reading of the minutes was dispensed with. Bill R moved to accept the minutes as revised. The motion was seconded and passed.
2. Financial Report. The financial reports were distributed. Bill Roof discussed the report. The reserve account has about \$60,000, following completion of the contract to pave the cart paths. The plan is to build it back up to \$100,000 with income from Martin's lease payments for unexpected or planned capital expenses. The expenses are on point with both budgets. Martin's BBQ is paying full rent, which will increase next year per the lease terms. Bill or Todd will check with Martin's to discuss the rent abatement and let them know two months' rent is forgiven.
3. CC&R Violations/property conditions. Bill G will send notices to homeowners leaving out garbage cans in violation of the CCRs. There's a problem with electric bikes on the cart paths. Brent knows who the violator is and will get in contact. Yards aren't really an issue this time of year.

Policy and Procedure for Use of the Green Space. As discussed, the draft was previously sent to board members for review. After discussion, we will add the fining process for violations from the CCRs. Nickie moved to approve the amended Policy and Procedure for Use of the Green Space, seconded, approved. Peggy will send to Tracy to post to the website and also send an e-blast.

4. Security Officer Report. Bill R presented and discussed the Officer's monthly report.
5. Grounds and Clubhouse. Houser has finished up his list of projects for the year. The lowest lake needs some brush cut back.

Jaggers update. Brent looked at the new plans from the architects for the proposed entrance in the event we negotiate with Aloft, which answer our questions. Brent will finalize the ability to limit future plans for the property if Jaggers closes. There is an option for payment in the proposed agreement instead of building the planned entrance, so Brent will try to get an estimate of the cost of building. The Planning and Zoning meeting is January 6.

6. Old business. Bill R met with Mulloy Properties about community finances. They will mail the invoices for the annual dues to the homeowners. We approved the agreement

with Mulloy at the last board meeting. A draft of the agreement was previously sent to board members for review. Nickie signed the contract as Board President. Linda will get two copies to Mulloy for signature, one of which will be returned for our records.

265 Sound barrier. In response to comments on the community Facebook page, Jason Nemes reports that as far as he has checked, the financing for the sound barrier is still in the budget.

Bruce reported erosion around the cart path on the lake on old hole #6. We'll ask Houser to add rip rap in the area to stop the erosion. There is a reported problem with branches in a homeowner's back yard. Bill G will send a violation notice.

7. New Business. The community Christmas party is scheduled for this Saturday from 2-4 at Martin's BBQ. Notice was emailed and delivered by hand. Charlie moved to approve the expenses for the party up to \$1,000, the motion was seconded and passed.

Charlie raised the issue of a community bulletin board, instead of having to deliver notices. We'll continue to discuss.

Charlie brought in plans for a potential backyard patio for his home. He will get the contractors to sign an indemnity agreement and pay the \$250 required by the policy and procedure. After review and discussion, Nickie moved to approve the plans as submitted with the additional conditions, the motion was seconded and approved.

Adjourn: 7:58 pm

Respectfully submitted,

Peggy Grant, Secretary

On December 16, following the meeting, Bill R and Todd talked to Martin's BBQ. Based on Bill and Todd's recommendation, Bill R moved to forgive the lease payments for all months in which rent was not paid or partially paid in 2020 and 2021 based on COVID shutdown and slowdown. The motion was seconded and passed by email on December 17, 2021.