

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

Date: February 9, 2021

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

1. Minutes. The January board meeting minutes were previously sent to the Board members. The reading of the minutes was dispensed with. Brent moved to accept the minutes as sent. The motion was seconded and passed.

2. Financial Report. Bill Roof discussed the status of the finances for both the ISCA and the Green Space. We are approximately on budget for the new year. We have received the annual fees due by end of January from approximately 304 houses, or 82.6% of the homeowners. Bill will follow-up with those who haven't yet paid with an email. We have received the amounts due from Aloft for upkeep of the common areas, but not yet from the Legends apartments. We have about \$60,000 in the reserve account.

We received Martin's reduced rent. They seem to be doing well but we don't have specifics about their income. Brent is working with Mr. Sandlin to prepare an amendment to the lease agreement regarding the reduced rent agreement. We need to formulate a payback agreement-Todd will talk to the Martin's owners.

3. CC&R Violations/property conditions. Peggy talked to the contractor and our attorney, Nick Pregliasco, about preparing an escrow agreement for a homeowner's pool installation. The contractor agreed to pay the fees.

We are on hold re the legal action by PNC on the home at 3108 Indian Lake Dr. We have intervened and hope to recover our liens. The issue of fence removal at 2900 Lake Vist Dr. has been resolved, with the homeowner agreeing to remove the fence by 4/1/21. The homeowner of 3125 Indian Lake Dr. agreed to remove half of the trees planted on the side of the house, as it would violate the CCRs about fences (which includes trees).

4. Officer Oliver's Report/Security. Officer Oliver put in his security hours in January before his medical leave. He'll be replaced by officer Roberto Grider for 6-8 weeks. Homeowner Craig Davis expressed interest in starting a neighborhood watch. The board will be supportive but not responsible for the program. There hasn't been any response to the email blast sent to homeowners about interest in participating. Craig will investigate issues and prices and talk to others.

5. Grounds and Clubhouse. Todd and Bill will talk to Houser about a new winter punch list of grounds' issues to address. Houser has been authorized to begin goose nest mitigation efforts, and the contract with the Ky Dept has been signed to begin geese relocation efforts in the spring. We continue to monitor the lowest dam. The dredging of the lake at old hole #6 is done and received MSD approval.

6. Old business. Brent is working with attorneys Porter and Sandlin on the limitation on fast food restaurants with a drive-through in the purchase agreement with Aloft to oppose the proposed restaurant. The board discussed status of discussions. The homeowners expressed concerns over the increased traffic at the rezoning meeting. We will continue to oppose the rezoning and any proposed restaurant with a drive-through.
7. New Business. Board member Nickie Langdon's husband passed away recently. The board will plant a tree in his name. There was discussion about possible memorials and/or plaques in the Green Space. Charlie moved to authorize up to \$750 for a memorial for HOA board members and their immediate families as a general policy and also for Nickie at this time. The motion was seconded and approved. Personally, board members donated money for a Martin's gift card to help with feeding family in town.

Bill R has been talking to the claims representative about the claim with Swift about the damage done to our street sign. He obtained and sent a quote for a replacement. Peggy sent proof of the property ownership to Swift and confirmed Bill's authority on behalf of Indian Springs. The video of the Swift truck's accident was sent to LGE, as there was also damage to a streetlight.

We received the contract for the annual pond maintenance in the amount of \$12,749.68. Todd moved to approve and sign the contract, the motion was seconded and passed.

Charlie will ask our paving company to look at and repair problems from roots coming through the asphalt on the new paved cart path.

Adjourn: 7:12 pm

Respectfully submitted,

Peggy Grant, Secretary