

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

Date: March 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, Nickie Langdon. Homeowners and guests who were also present are listed on the sign-in sheet for the meeting.

1. We are so sorry for the loss of Julie Shinton-Fried, a long-time board member. We are thankful for her many years of service, especially heading the Green Team that worked to keep our Green Space beautiful.
2. Linda Hestand has expressed interest in joining the board. After introduction and discussion, Bill R moved to approve Linda for a board position, the motion was seconded and approved. Linda will help Todd monitor Facebook, and work with Tracy Souder and Todd with email communications with the community.
3. Minutes. The February board meeting minutes were previously sent to the Board members. The reading of the minutes was dispensed with. Bill R moved to accept the minutes as sent. The motion was seconded and passed.
4. Financial Report. Bill Roof discussed the status of the finances for Indian Springs Community Association, Inc. and Indian Springs Green Space, LLC. It cost about \$9,000 out of the \$12,000 budgeted for snow removal of the main streets from the recent storms. We recently paid about \$14,000 for insurance and spent about \$14,533 for dredging (within the amount budgeted). We are otherwise within both budgets.

There are 35 homeowners who still have not paid their annual HOA payments. The first notice of delinquency was sent to them March 1 and the 2d notice will be sent April 1 if still outstanding. We will also ask Tracy to send an email to those with outstanding payments. Bill will get the names to Tracy. Both the Legends and Aloft have made their annual payments.

We understand Martin's BBQ's business in starting to improve. Brent is still working on the updated documentation for the lease amendment for the rent abatement.

5. CC&R Violations/property conditions. The issue with 3108 Indian Lake Drive is still in the legal system, and we are currently on hold. The fence at 2900 Indian Lake Drive that the board determined violated the CC&R's is being disassembled by the homeowner after communications between attorneys.
6. Officer Report/Security. Officer Grider reported the continued problem of homeowners leaving their garage doors open-there were 9 open during his recent patrol. No speeding citations were issued this month. There has been interest expressed by Craig Davis and among homeowners for a neighborhood watch. We are waiting on a proposal by Craig as to how the board can support his efforts. There are currently no fund budgeted beyond our security officer.

7. Grounds and Clubhouse. Houser has recently mulched the flower beds. Bill will talk to him about fixing the tire tracks left in the Green Space behind Todd's house and where the Christmas tree was erected.

Charlie is working on goose mitigation efforts with Houser-to remove nests and report that removal to the Ky Wildlife department. The recent contract with the Commonwealth to relocate some of the geese should begin around mid-June. There was discussion about inviting the KYANA beekeeper to a board meeting to discuss efforts to encourage bees to settle in the Green Space.

Charlie has been working with the company that paved the cart paths about several issues and maintenance. Charlie will mark the areas with problems and ask Andy to address the issues. Bill R will talk to Houser about not using heavy trucks and other equipment on the cart paths and filling in some holes on the path around the lower lake. Charlie will look at alternative equipment for the cart paths. We need to send another eblast about the prohibition against motorized vehicles on the cart paths.

There were questions about snow removal on the side streets. Charlie will contact Kip and look online about reporting problems with the roads.

8. Old business. Brent talked about the status of discussions about the opposition to the proposed Jagers restaurant next to Aloft, based on our community's opinions, and efforts to enforce the purchase agreement. We were told they were not pursuing the Jagers but that has changed or was not correct information. Brent is still working with the attorneys about next steps.

Peggy has been working the with Board attorney to draft an escrow agreement for contractors, in lieu of posting a bond, to access the Green Space in case of damage. There was discussion about who will serve as escrow agent. Bill R will ask our CPA about accounting for the funds as escrow agent, and Peggy will look at the draft.

We have been talking to property management companies about assistance with the Green Space. PMI Property Management wants to send a presentation about their services. We can look at services and prices for several companies for comparison.

Swift agreed to replace the street sign that its truck mowed down. The order has already been placed. The homeowner has already been reimbursed for the damage to his yard.

Adjourn: 8:15 pm

Respectfully submitted,

Peggy Grant, Secretary