

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

Date: March 10, 2020

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

1. Minutes. The January and February board meeting minutes were previously sent to the Board members. (There was no regular board meeting in December. Rather, we had the annual community party at Martins.). The reading of the minutes was dispensed with. Bill R moved to accept the minutes as sent. The motion was seconded and passed.
2. Financial Report. Bill R. reported that 90% of the homeowners paid their HOA annual dues. Bill sent out a reminder letter March 1 with the penalty for nonpayment to the remaining homeowners. Spending is at budget for both accounts. We received the annual check from the Legends apartments and Aloft said it has mailed its annual check, both of which contribute to the maintenance of the Green Space common areas. Bill R reported on the filing of the tax returns. Last year, we pre-paid extra taxes, which carried over to this year so that we have credit towards this year's taxes. We had a full year of rent from Martin's BBQ, which is income on which we owe taxes. Our new insurance policy is in force, and the old insurance agency notified. We saved about \$4,000 for the year.
3. CC&R Violations/property conditions. Bill G has been monitoring community property conditions and unapproved rental situations, sending violation letters where problems are noted.

The homeowners presented additional information for reconsideration of the decision not to approve their fence request. The board's concerns about the multiple requested variances to the CCR's for the requested fence were explained. The board will consider any additional information submitted.

4. Officer Oliver's Report/Security. Our security office has been patrolling the grounds. Officer Oliver reported no citations were issued and no significant security issues. He reminded homeowners to keep their car doors locked: Metro Louisville has seen an increase in attempted car break-ins.
5. Grounds and Clubhouse. Houser reported a mulch delivery for the neighborhood, deposited by the front pavilion. We gave had an incident of a homeowner taking mulch, which was addressed with that homeowner. The annual community-wide yard sale is usually 2 weeks after Derby. Charlie moved to set the date for May 16, the motion was seconded and passed.

3108 Indian Lake Drive needs to be cleaned up again due to poor yard conditions. Our attorney sent a letter with pictures, requesting clean up. The owner of 3332 Indian Lake Drive called Todd to report that he has called a siding company to repair the hole in

response to the Board's letter. We will contact Houser about cleaning up that yard again, for which the owner has paid before.

Houser was asked to repair the stone wall at old #11. We continue to monitor the slow seepage from the lowest lake's dam. An email was sent to the homeowner about complaints with the dog escaping the yard's fence. We've not heard any further complaints. Dredging is needed at the pond on old hole #6. Houser will look at renting equipment to give us a price for the dredging to compare to the dredging company we have used in the past. We will look at the possibility of a tree drive in the Fall. Houser did a great job putting in a drain close to the maintenance building to alleviate the drainage problem on the walking path.

The large tree blocking Martin's sign from Westport road was removed and the area replanted with smaller landscaping. Charlie will notify the geese abatement contractor that the contract for this year has been approved. Houser ordered new trash cans for the green space as approved by the Board, and he has refurbished some of the older ones. Our attorney is working on an access agreement for contractors' work in the Green Space as previously discussed and approved.

Libs paving said April is best to repave the next phase of the walking paths. Libs completed 1/3 of the paths last year, as part of the total contract of \$240,000. Libs has quoted a lower price to completely finish the project rather than only complete the next 1/3 phase. Bill R discussed the amount in the reserve account and other finances, determining that sufficient funds are available. Peggy moved to complete the paving project at a cost not to exceed \$150,000, the motion was seconded and passed.

6. Old business. Charlie reported that the surveyors have been out as part of the expansion project for I-265. The sound barrier is still in the budget.
7. New Business. We received a nice letter of appreciation for the donation to the Animal Care Society in memory of Tracy's (our website guru) mother. The board further approved a donation to the Home of the Innocents in memory of Peggy's mother. (Thanks!)

Adjourn: 8:25 pm

Respectfully submitted,

Peggy Grant, Secretary