

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

Date: April 13, 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, Linda Hestand. Homeowners and guests who were also present are listed on the sign-in sheet for the meeting.

1. Minutes. The March 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.
2. Cart Paths. The Housers were present for the discussion about heavy equipment over and maintenance of the cart paths. There are some problems with the paving and some damage on the edges from heavy equipment. Charlie talked to the paver and researched options to alleviate traffic and mitigate damage. There was discussion about purchasing a lighter vehicle for Houser to use for our Green Space, which we will consider in consultation with him. He currently uses lighter vehicles where appropriate and safe. We have an access agreement and escrow agreement for contractors who also use the Green Space with their vehicles. Going forward, Houser's company will drive on the grass when possible, use lighter vehicles when possible but larger vehicles where necessary for safety. Homeowners and the Board need to go through Todd or Bill with jobs for Houser.

Houser expressed the desire for a long term property maintenance agreement with Indian Springs Community Association, Inc. and Indian Springs Green Space, LLC. We will discuss. We also discussed again the need for an overall property manager.

3. Financial Report. Bill Roof discussed the finances. All expenses are on budget for both Indian Springs Community Association, Inc. and Indian Springs Green Space, LLC.

There are still 12 homes with outstanding and overdue annual HOA fees. Notices have been sent. Bill R. printed a list for the board. We will likely need to put a lien to 2 of the houses again this year, as they've not paid in the past.

Martin's is starting to see an increased business, so we hope to begin collecting full rent soon. Bill R will let Brent know the amount of deferred rent so he can finalize the lease amendment for vote by the board.

4. CC&R Violations/property conditions. 3108 Indian Lake Drive-the legal action is still pending, property taxes not paid. The old furniture outside and yardwork has been cleaned up. 2900 Lake Vista Drive-agreed to take down the fence by 4/1, although it's still lying there. Todd will contact him again.
5. Security Officer Report. The Officer's monthly report was presented. Officer Oliver plans to return to security patrol. No traffic citations for March. Officer reports problems with people leaving their garage doors up, which allows for thefts and home entry. We've sent out reminders to homeowners to keep doors closed. There are continued reports of

car break-ins late at night, which has been happening in several neighborhoods. We've reminded homeowners to lock their cars at night if they are left out.

There is continued discussion with Craig Davis about a neighborhood watch. There was discussion about purchasing cameras, but there are many problems and costs with the cameras and ongoing monitoring.

6. Grounds and Clubhouse. Houser continues to work on a punch list of items compiled with Bill R and Todd. Several trees have needed limbs removed. The drainage area behind 11200-11300 Vista Greens Drive needs regular cleaning. It's on Houser's list to complete. We need to call MSD or Kip about the concrete bulwark. MSD is working on the creek running along from Todd's house to Indian Lake Drive. Rip rap is needed where the creek is eroding the banks.

As to geese mitigation, Houser continues to remove nests, and the round up by Kentucky will happen later in June. There was discussion about safety and liability issues based on the request by KYANA beekeepers to add hives to the Green Space. Todd will check with our insurer and ask for an indemnity agreement. Charlie continues to monitor the lowest dam.

7. Old business. Hopefully, we can get the rest of the cart paths paved next year as originally planned, depending on rent from Martins. Charlie talked to the paving company about potentially higher prices due to increased expenses. Once paved, the paths will need to be sealed. Cost would be approximately \$24,000.

There was discussion about a meeting with the attorneys, engineers, and Madden about the proposed Jagers' rezoning and build and ways to mitigate problems for the community. There was discussion about whether to legally pursue the contractual prohibition against the building of a restaurant with a drive-through.

The sound barrier is still in the budget. The construction seems to be slow.

8. New Business. Charlie brought in some bollards to prevent equipment traffic on the cart paths. There was discussion with Houser and board members as to effectiveness, use, cost. Linda will check on a property map.

Adjourn: 8:40 pm

Respectfully submitted,

Peggy Grant, Secretary