

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

Date: May 11, 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), Monty Gray, Nickie Langdon. Homeowners who were also present are listed on the sign-in sheet for the meeting.

1. Minutes. The April board meeting minutes will be sent next month.
2. Financial Report. Bill Roof discussed the finances. The expenses for both companies are in budget. We have received payment from all homeowners except one: 3108 Indian Lake Drive. Another lien has been added, and fines continue to accrue. The house is still in the foreclosure process.

Martins BBQ update-sales are almost back to capacity, and Martin's is paying close to full rent. The issue is that they cannot get enough help. We sent Eblast to community that help was needed. Brent is still working on the agreement about rent reduction.
3. CC&R Violations/property conditions. 3108 Indian Lake Dr.-the legal action is still holding. 2900 Lake Vista Dr.-fence was removed. 3123 Indian Lake Dr.-sent letter about complaint that things were in the driveway too long. 3332 Indian Lake Dr.- sent letter about landscaping and yard problems.
4. Security Officer report. The Officer's monthly report was presented. Officer Oliver is back. There were no speeding citations. There have been reduced hours as police called to overtime.
5. Grounds and Clubhouse. Houser continues to work on the punch list. Trees damaged in the windstorm have been removed. Drainage clearing behind 11200 to 11300 Vista Greens Drive needs to be cleaned regularly and is on Houser's list. We are checking with MSD about a more permanent solution and also MSD access.

We talked to MSD about several projects-Vista Greens (erosion prevention) & Indian Lake (repair on sewer). As MSD affected the cart path, they are supposed to repair the asphalt.

The request by KYANA Beekeeper to build hives on our Green Space will not be granted. They are not insured, so there's no valid indemnity agreement, and our insurance underwriters said no.

There was further discussion about the cart path and Green Space access and damage. Charlie presented a document with a proposed future budget to finish paving, seal/repair/maintain paths. The Board (not homeowner) must give permission to Houser to move rocks blocking the path for access to the Green Space. Following discussion about cart path maintenance, alternatives, and problems with motorized equipment on cart paths, Bill R moved to charge \$250 for cart path maintenance fee to any contractor or

homeowner accessing Green Space with motorized equipment, which is nonrefundable and will go to the general fund for maintenance. The motion was seconded and passed. Bill R will talk to the CPA about the fee. The access requirements and process were discussed. Peggy will prepare a policy and procedure based on the discussion and previously approved access agreement for the next board meeting, and then post it on our website once approved.

The annual fee for our website is due. Todd moved to approve paying the fee (about \$250), the motion was second and passed.

6. Old business. We have not heard anything recently about the Aloft rezoning/restaurant proposal. We will decide whether to oppose it if discussions resume.

The installation of the I-265 sound barrier for our community will not likely be until the end of 2022-it's moving very slowly. They are currently putting up barriers on 71N towards LaGrange.

7. New Business. Homeowner question about our goal for goose control. It is to limit the population as no one can eliminate all geese. USDA APHIS Wildlife Services will come in late May, early June for goose removal, when the geese are molting. They received a question from a homeowner about the egg removal project and were told it's a valid process. We need to put out an e-blast and letter when the project starts to let people know what is happening.

Houser needs a trailer behind their small vehicle to carry things to keep bigger equipment off the Green Space. Todd moved to get such trailer at a price not to exceed \$2,000, the motion was seconded and passed. Houser will look at prices for other needed equipment to help limit heavy equipment on the Green Space. Any such equipment purchased by us will belong to us, for sole use on our Green Space.

There was discussion and vote by email on adding a fountain to the lake on old hole #6. Some voted no, majority said yes without waiting until the paving project is finished. The cost is about \$10,000. We hope to finish paving next fall.

We had talked about a memorial for Julie and discussed a tree or plaque. Todd will ask Allen what we could do. Linda's been in touch with PMI Property Mgmt. and we will continue to look at alternatives. The homeowner annual meeting date is November 9. Bill R will reserve the room at Tom Sawyer. We won't try to include a Zoom option this year. There was a question from a homeowner about our no soliciting notice. Solicitors must get a permit from Metro. If they have permission from Metro, we can't stop them. We need to send something to community with this information.

Adjourn: 8:10 pm

Respectfully submitted,

Peggy Grant, Secretary