

**Indian Springs Community Association, Inc.**  
**Indian Springs Green Space, LLC**  
**Minutes of the [Virtual] Regular Board Meeting**  
Date: May 12, 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, Bill Gregory, Nickie Langdon, and Julie Shinton-Fried.

1. Minutes. Peggy will plan to have past meeting minutes ready by the next meeting.
2. Financial Report. Bill Roof discussed the finances. All but 4 homeowners have paid their annual HOA dues, and 2 more are expected. We received the annual check from Aloft. The expenses for both the ISCA and Green Space are within budget.
3. CC&R Violations/property conditions. The Indian Lake Dr. house fence proposal is still not within the CC&Rs. The board will consider a plan if compliant. A request for a non-compliant fence relocation on Lake Vista (3022) was reported. Todd will talk to the homeowner about complying with the CC&Rs. Problems have been noted and homeowners will be notified of the need to fix issues at 3204, 3111, 3115, and 3332 Indian Lake Drive. Rental and other issues were reported for 4715 Fairway Pointe, Todd has talked to the absent owner, and our attorney sent a letter. Another house on Coventry Tee Court is renting without prior approval. Our attorney will contact.
4. Officer Oliver's Report/Security. The Officer's monthly report was presented. Citations continue to be held in abeyance by Metro. Officer Oliver now has a key to access the IS golf cart to patrol the paths.
5. Grounds and Clubhouse. Houser reported he will complete the prep work for paving by June 1. The new insurance policy has been paid for and is in force. Houser has a punch list of items to address, as discussed with Todd and Bill R. following a ride around the Green Space. Homeowners enjoy the removal of brush from around the lower lake.

Charlie with check with Lib's paving to get an estimate for painting the 7 speed humps and several cross walks in the neighborhood. We have a new price from dredging old hole #6. We will table the issue for now. Houser has put up fencing and garden around the maintenance building. An issue described on the community Facebook was inaccurate, but the issue has been satisfactorily addressed. Charlie updated the board on the status of the geese abatement program. There is some improvement in the number of new baby geese, and the overall population is down.

Charlie reported on the status of new pricing on the paving project. After discussion, it was decided to wait until August to decide whether to go forward with all or part of the project, depending on circumstances. Reported to the full board that Martin's received PPP payments and will pay June's rent.

There was a complaint about Houser's trucks on personal property. We will ask him to use only smaller trucks and remain on the cart paths. There was a request to extend the fences around the culvert by old hole #10. That fence was only recently added and is the

same size as others. Charlie will look at painting it. There was a report of contractor access to the Green Space, a letter was sent requesting an indemnity agreement, and we have since received it.

6. Old business. There are several reports of dogs not on leashes on the Green space. Homeowners are encouraged to talk to the pet owner, take pictures, and report to the board. We will highlight the issue (again) in our email blast. We will also alert our security officer. The new trash receptacles have been installed, and Houser has doubled the pick-up schedule to empty the trashcans due to increased usage of the Greenspace.
7. New Business. Tracy is updating our website with various governing documents and photos. The yard sale has been delayed until a TBD date. We will send out one month's notice of a new date. We had a request to replace the swing by the upper lake. Charlie found one for about \$460. Brent moved to purchase the swing at a price not to exceed \$500. The motion was seconded, and passed. Charlie will order it and get it to Houser to install. Rather than the Green Team, Julie suggests we inform homeowners that they can adopt a place in the community to maintain. We will send an email blast, and they can contact Julie.

Adjourn: 8:08 pm

Respectfully submitted,

*Peggy Grant*, Secretary