

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

Date: June 8, 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), Bill Gregory, Nickie Langdon, Linda Hestand. Homeowners and guests who were also present are listed on the sign-in sheet for the meeting.

1. Martin's BBQ counsel, Mike Gregory, attended to discuss the proposed Jagers restaurant at the Aloft site. Martin's is in agreement with the concerns and opposition by the Indian Springs community to the proposed restaurant. Peggy will send Mike the full sale contract between the ISCA and Aloft. Mike will send a reference for another real estate attorney to evaluate the issue for the Board.

2. Minutes. The April and May board meeting minutes were previously sent to the Board members. The reading of the minutes was dispensed with. Linda moved to accept the April minutes and Charlie moved to approve the May minutes as sent. The motion was seconded and passed.

3. Financial Report. The financial reports were distributed. Bill Roof discussed the report. We collected annual HOA fees from all but one house, which already has multiple lien from nonpayment. There was some recovery from prior filed liens on another home.

We've had ordinary expenses for May in both accounts. Martin's paid full rent this month due to sufficient sales. We hope to be able to recover some or all of the missed rent from the pandemic. Brent is working on that agreement with Martin's.

The Board had previously approved (and hereby ratified) an emergency request to replace the engine in the Ex-mark mower for the Green Space at a cost of about \$5,000. Bill R. moved to pay the expense out of the reserve account. The motion was seconded and passed. There was discussion about the need for a regular maintenance program (which Bill R will develop) and possibly trading in the Ex-mark after the 3-year warranty expires on the new engine.

We hope to be able to finish the paving project next year, but we'll have to see how the finances look. We've had expenses for the legal work on the Jagger's opposition issue. We need to talk to our attorney to get an estimate of additional legal fees. It was suggested we do a survey of the homeowners to determine whether they would like the Board to continue to incur legal fees to pursue the community's opposition to the Jagger's restaurant, which may lead to a special fee assessment on homeowners.

4. CC&R Violations/property conditions. No word from the legal suit involving 3108 Indian Lake Dr. A letter was sent to 3123 Indian Lake Dr. regarding material left outside. A letter was sent about property conditions to 3332 Indian Lake Dr. Linda will look to see if there's been a notice of death or transfer of ownership of that property. The homeowner at 3110 Indian Lake Dr requested approval to install a fence and supplied details. We will respond that the fence does not conform to the CCR's and will not be

approved. The dirt from the pool construction at 11201 Vista Greens Dr. has been hauled away.

5. Security. Officer Oliver is back and sending his monthly report. There have been reports of people checking car doors at night, looking for unlocked cars. We'll ask Kip to request LMPD make extra patrols in the neighborhood. We continue to remind people to lock any cars that aren't in a garage.
6. Grounds and Clubhouse. Kevin Lantz is a little behind in cutting grass due to the rain. He has a new partner (Chris). Houser is taking care of tree limbs that are down and still clearing the drainage behind 11200-11300 Vista Greens Drive. Linda called Kip to have MSD look at the drainage issue. MSD is still working/cleaning the creek at Vista Greens and Indian Lake Dr.

MSD had several trucks on the Green Space working on a culvert problem located close to the pavilion on Indian Lake Drive. Todd has pictures before and after, showing damage to the cart path. Kip called MSD to repair, and Todd will ask for an update.

An email will be sent, notifying the community that Fish and Wildlife will be coming next week to review and relocate our geese population. We'll ask them to also look at the reported muskrat sighting and potential problem.

Houser is using the new trailer we purchased for his use in the Green Space, and it seems to be working well.

A policy and procedure that governs remodeling projects and access to the Green Space was previously discussed and a draft sent to the Board for review. Following discussion, Todd moved to approve the P&P, the motion was seconded and passed. Peggy will send it to Tracy to post on the website under governing documents. We'll send an email blast to let homeowners know there's a published policy and procedure to govern remodels and contractor access to the Green Space. Perhaps we could add it to the printed notice that is being distributed to all homeowners.

7. Old business. Linda is working on a list updating and consolidating identifying information for the homeowners. We'll ask Monty's neighbor/family and Julie's husband as to what memorial, if any, they'd like in the Green Space. Bill R will ask Houser about the discussion to install bollards to restrict access to the Green Space. Charlie will follow up with our paving company about status and updated pricing. We need to remind homeowners again about the prohibition against motorized vehicles (which includes electric skateboards) on the cart paths.
8. New Business. Linda has researched several property management companies, and distributed their proposals to the Board. PMI would cost more per month and does not have as much experience with our type of community. Mulloy Properties is less expensive per month, has much more experience, and we've gotten several recommendations from other neighborhoods. Both have additional add-on expenses for other services. The Board will bring any questions to our next meeting, we'll set up a meeting with them to discuss their services further in August or September, and then

discuss with the community at the annual meeting in November. We'll wait to engage any property company until the cart path project is completed (as a large expense).

The Sawyer Hayes building has been reserved for November 9 for the community annual meeting.

We've gotten notice of proposed rezoning for condos off Freys Hill Road that will back up to our Green Space. We looked at the attached map and plans and discussed. We may need to add a larger fence to the property line to prevent dumping and access to the Green Space.

Monty's service is Sunday, June 13 from 2-4.

Adjourn: 8:40 pm

Respectfully submitted,

Peggy Grant, Secretary