

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

Date: June 9, 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), Monty Gray, Bill Gregory, Nickie Langdon. Brent Nash was present virtually. Homeowners and guests who were also present are listed on the sign-in sheet for the meeting.

1. **Minutes.** The past 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. **Financial Report.** Bill Roof discussed the status of the finances of both the ISCA and the Green Space LLC. The budgets for each are on track. All but 2 of the homeowners have paid their annual dues. Our attorney will file liens on the homes at the end of the month if not paid by then. A homeowner with a lien on their house from 2011 notified us they will pay off the lien as they wish to refinance. Martin's BBQ notified Bill R they were doing OK and are hopeful for continuing business. Due to the PPE money, we received Martin's May and June 2020 rent checks, but not April.
3. **CC&R Violations/property conditions.** A request was received to relocate a fence on Lake Vista. If relocated, it must comply with the CC&R restrictions. Several letters to homeowners have been sent regarding property conditions that need attention, an noncomforming fence, and prohibited above ground pool and fence. Several homeowners who received letters about problem property conditions have cleaned up their property or otherwise resolved the issue. We will continue to monitor and enforce others.
4. **Officer Oliver's Report/Security.** Bill reported on Officer Oliver's work and time sheet. The officer has been given permission and access to use the golf cart to patrol the Green Space. A report of long-standing car on the street will be reported to the Officer.
5. **Grounds and Clubhouse.** Mr. Houser has a punch list of items to address. Still monitoring the lowest lake dam. As to dredging the lake at old hole #6, we'll look at it this Summer or Fall when it dries out. The speed humps are painted but there are problems with the appearance due to the prior tape. Libs Paving will try to repaint it and/or look at other options. The new swing by the gazebo has been installed. While graduation yard signs were temporarily allowed during the Pandemic, all signs need to be removed by June 20th. We'll send an email blast to notify homeowners of the deadline. A part has been ordered to fix the non-functioning fountain in the lake at old hole #11. There was discussion about adding a fountain at old hole #6. We'll look at the cost but likely wait until the expensive cart path paving is complete. Charlie will check on the current price of completing the next 1/3 phase of cart path paving project, as well as perhaps adding old hole #14-#15. We understand it will be about \$100,000. Charlie updated us on his research into the issue of geese control, whose numbers have increased, describing watch dog goose control silhouettes. Bill R moved to buy such watch dog silhouettes, not to exceed \$200, the motion was seconded and passed. Our attorney is

working on the Green Space Access Policy document and Peggy will assist. There have been issues reported with driving at night on the Green Space, which should be reported to the Office who will watch when on patrol. There are also reports of dumping on the Green Space behind the apartments. We will talk to Houser about putting up a cable to prevent access, and put out an email blast reminding homeowners that the CC&Rs prevent any dumping in the Green Space, even over their fence. Todd moved to build a barrier, not to exceed \$500, the motion was seconded and passed. There was a request for a Fourth of July party, which we can't approve due to Covid-19 restrictions.

6. **New Business.** The annual community-wide yard sale is set for August 1. Our website specialist, Tracy, had requested permission for a new, better, and easier-access website platform. Charlie moved to approve the cost, approximately \$232, the motion was seconded and passed. We will hold the annual meeting back at the Sawyer Hayes facility as the Aloft conference room we used last year was too small. The date is Tuesday, November 10. Bill R will reserve the room.

Adjourn: 7:55 pm

Respectfully submitted,

Peggy Grant, Secretary