

**Indian Springs Community Association, Inc.**  
**Indian Springs Green Space, LLC**  
**Minutes of the Regular Board Meeting**  
Date: June 20, 2023

The Board meeting was called to order by Indian Springs President Nickie Langdon at 7 p.m. Present were Board members: Nickie Langdon (President), Charlie Harrett (Vice-President), Bill Roof (Treasurer), Peggy Grant (Co-Secretary), Brent Nash, Bill Gregory, Todd Hall, Bruce Roberson . Homeowners and guests who were also present are listed on the sign-in sheet for the meeting.

1. **Minutes.** The May 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. **Finances.** Bill Roof discussed the financial report. The HOA budget is now over budget on lawn services, repairs and maintenance, and under budget for snow removal. Overall, we are on budget and hope to end the year on budget. The Green Space is still over budget for lawn services, but the monthly expense will diminish as the cooler weather approaches.

We discussed moving the reserve money (about \$100,000) to a higher paying investment. We and Mulloy researched options, and we discussed monthly withdrawal limits, liquidity, and lower interest rates when the account drops below \$100,000. It would still be more than what we're earning now. Todd moved to transfer the reserve account to the higher paying money market savings account, Brent seconded, and the motion passed.

Bill needs to check on Mulloy's accounting of HOA annual fees because we've received more than Mulloy reported according to Bill's records. We are still missing 8 homeowners that haven't paid their annual HOA fees. That is a very high percentage for this time of year. Several houses had sold without our notice. Final notices went out today to homeowners that they need to pay their annual fees or liens would be put on the houses, and the addresses will be published.

3. **ISCA Grounds/Greenspace/The Preserve.**

Charlie presented a report on the research for the cause and solutions to fix the leaking pond on old hole 13. The agencies reported that a sinkhole is the cause. There are still 3 koi fish in the pond but the water level is very low. We cannot move them to another of our ponds, but Linda had located someone willing to move them to a private pond. They're having trouble reaching the koi without sinking into the mud but rescue attempts will continue. Todd moved to approve a cost of up to \$50 for supplies to save the koi, the motion was seconded and passed. Charlie will contact Kip to get MSD approval to see if it is okay to decide not to keep the area as a pond. We may also talk to the engineer again to look at long-term solutions and other outcomes if we don't take any further action. We may want to let the homeowners know the plans at the annual meeting.

Charlie marked the cart path areas that weren't completely sealed, and will contact Libs Paving to complete the sealing, hopefully within a few weeks. There's a place that the cart path sank due to changing soil conditions causing a sink hole on old #9.

We contacted Mow Better to discuss mowing the area behind 11211 Coventry Greens to reduce mosquitos and debris. Mow Better has also been contacted to spray the Bermuda grass that's taking over part of the cart paths.

We've sent a violation warning letter to the homeowner that leaves out soccer goals behind his house, as the CCRs prohibit leaving anything in the Green Space.

If there is a group party that includes placing anything on the Green Space, we need to get an indemnity and hold harmless agreement, and remind them it must be a temporary placement.

4. **Old business.**

The homeowner from last month wanted to discuss again the pine trees that are over the paths by his house. He was told last month that he could remove the tree that was on his property, which has been done. He now reports that another owner has several nearly dead trees that he wants the HOA to remove. We can't go onto property that we don't own to remove property, so that issue has to be resolved with the homeowner. Todd and Bill looked at those trees. They had grown together before trimming and were not dead. Time was likely needed to allow the trees to recover. That homeowner already told us during the last board meeting that they were not taking down the trees.

Green Team update. We sent out a request for volunteers to help maintain our common areas, and received 10 responses to help. Charlie, Linda and Bruce are coordinating meeting and working with the volunteers. This will be helpful to reduce our Green Space maintenance costs. We will need releases signed. The officer suggested we contact the boy and girl scouts to see if they're interested in helping out to earn a badge.

5. **CC&R Violations/property conditions.** Several reports about problem property conditions go to Jennifer at Mulloy. Mulloy is responsible for sending CCR violation letters. We need a report from Mulloy Properties listing the letters of violations that are sent for property conditions. Bill R will ask.

6. **Security Officer Report.** The security officers regularly send reports. They reported a problem with the lack of stop signs on some of the side roads. Metro said there was not enough traffic to justify the cost of the signs. The officer also mentioned that he saw people on the cart paths after dark and asked if it was allowed. We don't have a specific curfew, although fishing is not permitted after dark. He reported there had been a domestic problem in the apartments.

7. **New Business.**

We discussed a problem with people entering the wrong way on Lake Vista, but the correct side of the entrance is obvious.

We have "no soliciting" signs posted but people still come in to solicit. They can be told to leave.

Ray Spann, security officer, asked if the officers could access our golf cart to patrol as needed. Mow Better uses the golf cart during the week. Todd will check to see if we have insurance coverage if anyone is injured. Sounds like a good idea if there is access and we have insurance coverage.

Forrest Boone wants to do some additional repairs on the base. He also asked if we want the statute's hand repaired to have water flow out and recommended regular maintenance. Nickie moved to approve an additional \$1,500 for repairs, the motion was seconded and passed.

We will ask Mow Better to clean up the new islands at the front entrance since everything is now running. The fence needs to be painted before anything new is painted. Bill will ask Jennifer to get several quotes.

Nickie won't be here July 18 for the next meeting. Todd will check to see if he's available to cover.

Adjourn: 8:28 pm

Respectfully submitted,

*Linda Hestand and Peggy Grant*, Co-Secretaries