

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

Date: July 13, 2021

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

1. Minutes. The June 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 revised to add an address. The motion was seconded and passed.
2. Financial Report. The financial reports were distributed. Bill Roof discussed the report. There were 2 significant expenditures: replacement of the engine in the Ex-Mark mower, and placement of the fountain on old hole 6 (\$11,200). We now have a regular maintenance program established for the Ex-Mark mower.

We are still waiting on the electrician to hook up the electricity for the fountain. While checking out the electricity, we found out that we had been paying LGE for a meter all these years but the meter is dead. We received a credit from LGE for about \$1,200. We will need to put in a new line.

The reserve account is growing. Martin's BBQ is now paying full rent. If the account continues to grow, we may be able to finish the paving project in the Fall. We also need to pave 2 small parking areas around Houser's rental building for a total of about \$60,000. Charlie will get an updated contract with an estimate for the additional 2 parking areas. We will discuss next month whether to finish paving old 15-18. The big dip in the path will need to be filled in. We have a new insurance certificate for Libs, the paving company. Since Martin's is now paying full rent, we might negotiate an agreement for a specific amount for abated lease payments rather than preparing a lease amendment. We can prepare a draft agreement for the full amount then discuss with Martin's whether the 1-2 months of no rent while closed for Covid will be fully forgiven.

3. CC&R Violations/property conditions. Bill G is ready to send out letters to homeowners about violations. We got a response back from one homeowner responding to a notice of problems. There was a report of a flag complaint. The CCRs prohibit signs but not flags. There were several requests about whether something screening garbage cans are a fence.
4. Security Officer Report. The Officer's monthly report was presented. Officer Oliver is back, and reported 3 speeding citations to residents. Car theft continues to be a problem when keys are left in the car. Keep garage doors closed, cars locked.
5. Grounds and Clubhouse. MSD: (1) finished work (retaining wall, clean out) on the creek from the corner of Vista Greens/Indian lake to behind Todd's house, and (2) is working on another issue from 11200-11300 Vista Greens (old #5) where MSD is evaluating silt and grass build up.

Following a review of the community sidewalks, Linda and Charlie gave Kip a list of problems with deviations. Kip looked at and will forward to Metro to review. Todd and Bill R put a stripe of reflector yellow tape on the first speed hump and will look at the others. Libs did the paving work for MSD, as they repaired the cart path by the pavilion caused by MSD work. Lowest lake dam monitoring: there are reports of muskrats below the culvert. Fish and wildlife recommend rip/ rap 2-3 feet below the water level. Charlie will get quotes and a proposal. Cart path/greenspace access: we'll do a trial at the landscape area with bollards to seal off access. Charlie will check with Houser about putting in bollards. Charlie reported running golfers off the Green Space. We need to put the boulder back into that parking space by the pavilion to prevent parking and access.

6. Old business. Brent reported on a meeting he attended with aLoft that included Brent, Todd, and Linda for the board along with Pat Madden and others. Aloft made a presentation for the proposed Jagger's restaurant, which included a map. Aloft is determined to build and presented the conditions Madden would agree to. Possible conditions discussed include: a more distinct entrance to Indian Springs, replacing the current entrance sign, planting trees along the entrance, textured concrete vs blacktop, and potential payment of fees for common space maintenance. Based on a traffic study, the recommendations were: add lines to divide the entrance roads into 2 lanes and include a dedicated turning lane. We discussed guaranty of the payment of fees and a list of what can't and can be build there if Jagger's closes. Other discussion about potential conditions: build a retaining wall on the berm, replace beeches in the center islands with other trees and repair/replace lighting and irrigation, install something to protect the island where their trucks will be turning left, and questions as to whether the plans meet Metro codes. Brent will contact aLoft about provisional approval, then discuss conditions provisional on community approval. We will let the community know what we are discussing at our next meeting and attach the presentation. Our alternative is costly litigation that may require additional assessments on the homeowners or limited funds available to complete other projects.

Fish and Wildlife rounded up and relocated over 200 geese. I-265 construction is progressing. The sound barrier won't be installed for a while. Mulloy (a potential property manager) will be at the September board meeting to present services and prices. We need to develop questions.

7. New Business. We need to talk to the family of recently passed board members about some way to memorialize their board service. Nicki will talk to Allen (Julie's husband). Another will talk to Nancy (Monty's wife). It would be nice to let the community know our plans.

There was a question about paving Lake Vista Drive. Kip reviewed with the agency that surveys and paves road and it's not scheduled for 2-3 years. Homeowners can call if there are potholes.

We discussed putting up a large 10-foot fence with razor wire behind the proposed new apartments that will border our property. Todd will contact the attorney to see if the developers will install at their expense.

There was a question about attaching driveway rubber mats. We understand Metro put out a new regulation that prohibits the attachment to the curb. Metro may redo the curb.

Bill R reported on an attorney's letter from homeowner, Stuckle, complaining and demanding money for Houser's removal of 3 trees on his property at our direction and the remaining wood. Stuckle initially called Bill R, worried about 3 trees in the Green Space that were leaning towards his property. Bill R met with our attorney, gave him the facts to respond to the letter. Nick will draft a response letter that no money will be paid.

Adjourn: 8:28pm

Respectfully submitted,

*Peggy Grant*, Secretary