

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

Date: July 14, 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, Nickie Langdon. Homeowners who were also present are listed on the sign-in sheet for the meeting.

1. Minutes. The June board meeting and Executive Committee meeting minutes were previously sent to the Board members. The reading of the minutes was dispensed with. Nickie moved to accept the minutes as sent. The motion was seconded and passed. Peggy will send the approved minutes to Tracy to post on the website.
2. Financial Report. Bill Roof discussed the status of the finances. The Green Space is several thousand dollars over budget for lawn and landscaping expenses. Overall, we are within budget due to saved snow removal costs. All but 2 homeowners have paid annual dues. Liens have been filed. A lien from 2011 was paid per settlement terms. Todd and Bill R met with the owners of Martin's BBQ about possible rent relief due to their reported 30% decrease in sales over last year and increased food costs, all caused by the pandemic. As long as their investors are not making money and we see their finances, Todd and Bill R will talk to them about working out lease payments over the rest of the year.
3. CC&R Violations/property conditions. The fence relocation issue on Lake Vista was discussed with the homeowner and there has been no further information or request. The conditions at 3204 Indian Lake have been resolved following a letter from our attorney. The homeowner at 3332 Indian Lake has been working on property conditions and another letter was sent. A second letter was sent to 11306 Vista Greens about the violation of CC&Rs regarding above ground pools, but there's been no response and no action by the deadline. Todd will follow up, and fines are accruing..
4. Officer Oliver's Report/Security. Our security office has been patrolling with the golf cart to access the green space.

Our attorney sent the final version of the contractor access agreement, which has been sent to the board for review. As to heavy equipment use and the amount of the required bond, there will need to be an individual discussion at the time the homeowner requests approval for the project. Following discussion, Bill R. moved to adopt the access agreement as a policy and procedure for all homeowner requests for contractors to access the Green Space, the motion was seconded and approved. Peggy will send the agreement to post on the website under governing documents.

An e-blast will be sent with information about getting project approval, the required agreement, notice about the community Facebook page, and the annual yard sale. Bill R and Charlie will deliver a flyer to homeowners urging them to sign up for the e-blast to get current information.

5. Grounds and Clubhouse. The annual community yard sale is August 1. Publicity has been arranged. Following a ride around the property with Todd/Bill R., Houser has a punch list of items to address that includes removing downed trees and cleaning up. The new speed hump has been installed to control speeding through the neighborhood. Libs Paving will repaint and add reflectors. Although we requested additional speed humps, it is Metro's decision. The graduation signs have mostly been removed as requested. Homeowners were reminded about the prohibition against yard signs. We will continue to monitor, especially with election season approaching.

The lowest lake dam is continued to be monitored. We'll look at dredging the lake at old #6 in the Fall when it dries out. Additional trimming is needed on the lower lake at old #10. The swing install is complete. Someone damaged the gazebo on old hole #11. We asked Houser to repair with stronger spindles. One homeowner may help with that project. The geese control dogs did not work as well as hoped, likely due to the overwhelming number of geese. There was discussion about other possible solutions (remote control boat or drone, a contractor that uses hunting dogs).

Phase 2 of the paving project is done. Looks great! Additional fund were needed to add the path at old #14, to pave the tie in by the upper lake, to pave a new path from the pavilion to Martin's BBQ, and to paint the speed humps and crosswalks. The total cost was \$104,000. The next phase will finish with old holes #15-18. Houser will fix the grass in the Fall. Charlie will check with Libs Paving about not filling in the sides and a price to seal the lot at Martin's.

6. Old business. Additional reports of unauthorized trucks accessing Aldi's have been sent to Metro.
7. New Business. There was discussion about retaining a property manager, as there are too many issues for the board president and treasurer to handle alone. Todd will contact Mulloy Properties about costs/quotes. We don't have an adopted plan for the Green Space at this time. The donated bench will be placed where needed. The new bench area by Freys Hill needs to be weeded. We have a boat needed to access the ponds to clean up accumulated trash, but it needs a new battery and charger. Todd moved to get a battery and charger for the boat, not to exceed \$300, the motion was seconded and passed. The mortgage holder for the house under foreclosure at 3108 Indian Lake Dr. filed a suit. We authorized our attorney to file a response to attempt to recover our liens for unpaid annual fees.

Adjourn: 8:03 pm

Respectfully submitted,

Peggy Grant, Secretary