

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

Date: July 18, 2023

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

1. Homeowner concerns. Why is their grass unmowed on old No. 12 and in other places? There are some places that do not need to be mowed, and we look at various places to reduce the mowing costs. We are looking at other options. We have a contract with Kevin Lanz to cut grass, and there are some volunteer mowers. Mow Better is working on trimming trees over the cart paths. We discussed other tasks that Mow Better does. We discussed complaints that Jennifer at Mulloy (our property manager) responds to emails but not phone calls.
2. Minutes. The June board meeting minutes were previously sent to the Board members. The reading of the minutes was dispensed with. Niki corrected the date on the draft of when she wouldn't be here. Bill R moved to accept the minutes as revised. The motion was seconded and passed.
3. Financial Report. Bill Roof discussed the financial status. He just got the financials from Mulloy today, and there are a few problems. Libs Paving and the statute work should be listed as capital expenses. There are a few other issues that Bill will talk to Mulloy about. Bill stated that the HOA fees reportedly received by Mulloy are less than those in Bill's records. There are 4 homeowners who haven't yet paid. Todd and Bill R visited one family who will pay soon, another homeowner may be in the hospital, and there's another new homeowner who owes for a partial year (they gave him a deadline). We will put liens on the houses if the HOA fees remain unpaid. He will talk to Mulloy about the HOA fees and when we get the financial report.  
  
In general, we are over budget for Green Space expenses (mainly due to removing trees) but everything else is generally on budget.
4. ISCA Grounds/Greenspace/The Preserve. Four fish were successfully rescued from the pond dwindling due to the leakage. The purchased net will be returned (since we didn't need it). Charlie talked to MSD about the dwindling pond, who said the Green Space is now private property and our responsibility. That may be different than our ability to make changes to the leaking pond. Charlie will get the status in writing from MSD so there's no problem later. There's been a lot of MSD work on the creek. Todd will ask if we can use the rock that MSD laid down for the machines to work. We may be able to use the rock in the leaking pond. Once we hear back from MSD, we need to evaluate the leakage issue and determine our options. The engineers recommended we wait until the sink hole breaks through. We will need to have it sprayed for mosquitos. The engineering report discusses the full analysis.

Bill R and Todd rode around the neighborhood to check property conditions and talk to homeowners. Most homeowners are happy with the mowing and Green Space maintenance. 3332 Indian Lake still hasn't been cut, despite several notices. We can go ahead and get it mowed and send them a bill. They will look at the drainage issue between 3332 and 3330 Indian Lake Drive.

5. Security Officer Report. There's no report, but regular patrols continue.
6. Old business. Bruce gave us a Green Team update from the meeting he had with 8 homeowners. See the minutes for all topics discussed. The goals include: reduce the maintenance required for the Green Space, beautify the Green Space plant beds, and take care of things that need to be removed or fixed (e.g., dead trees). We discussed the areas identified to address. People agreed to care for certain areas until we decide on a comprehensive plan to replace plantings or replant the areas. It may be time to replace many of the old plantings. We may get Mow Better to dig up, separate, and plant the flowers in other places. We will send out another eblast looking for more volunteers. The Green Team will make a list of priorities, we'll look at available money, and then decide on projects.

There was a request for a new trash can on the cart path along Fairway Pointe. Bruce will check it out.

Forest Boone is finished with the work on the statute. It looks good, and we now have a regular maintenance schedule. We're working on getting the water flowing.

The fallen tree on the house has been removed by the homeowner.

7. New Business. The "no parking zone" markings along the curb in front of Martin's were removed during the entrance remodel work. We need to get the painting redone. We also got approval from Metro to do a "no parking" zone at the Frey's Hill entrance to reduce congestion from E.P Tom Sawyer Park events. Bill R showed us the matching "no parking" signs and moved to approve the bid for \$700 for 2 signs for the Frey Hill entrance area and yellow painting on the curb. The motion was seconded, and passed.

We approved by email the new fence proposed at 3506 Coventry Tree Court. Brent will ask Jennifer if she sent notice of the approval.

We got an email from a homeowner about removing the evergreen trees over the path. We had discussed that when landscaping and trees are on private property, it's the homeowner's responsibility to remove them.

A homeowner reported that they were concerned that the new trees at the front entrance were stressed. Brent will ask Jagers to check on them, as they should be guaranteed for a year.

We got an email about the geese mess on the cart paths. It's not as bad as right before we last had geese removed. Charlie will contact the Department to get on the schedule, which we can cancel if necessary. The cost is about \$1,500. There's a mess from the persimmon tree near the gazebo. Ed Gibson offered to pay to clean and repaint the

gazebo. We need to have the contractor's insurance certificate first. The dam clearing is still on schedule, and then it will be seeded in the Fall.

Jennifer was going to get a bid on painting the fence along Indian Lake Drive and Freys Hill. Bill will follow up with her.

LGE wanted to take a large truck and shredder on our cart paths to clear some cut trees. They could take a section of the fence out to travel along the grass. Charlie suggested putting in a construction gate to make access easier. We'll see if LGE will pay for it. Charlie will recheck with LGE, and Todd will ask someone he knows. We need to replace the rock on the path from the last time they came through.

We have a depression in the Old No. 9 cart path. Libs said it would be \$1,000 to repair. We will continue to discuss. The rest of the cart path has been sealed and recoated.

Metro Louisville is meeting to discuss finances. Charlie will attend.

There was a volunteer talking about starting a community newsletter. Linda can send out more e-blasts. She is helping Tracy, and will ask about posting on the website. With the annual meeting notice, we should add info about the Facebook page and e-blast list.

Jaggers and Aloft are not mowing outside their fence line. We'll ask about it.

Adjourn: 8:22 p.m.

Respectfully submitted,

*Linda Hestand and Peggy Grant*, Co-Secretaries