

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

Date: August 10, 2021

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), 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. Linda moved to accept the minutes as sent. The motion was seconded and passed.
2. Financial Report. The financial reports were distributed. Bill Roof discussed the report. July was on target with the budget; there were no extraordinary expenses. Looking at the rest of the year, we'll end 2021 with about \$25,000 in the HOA account and plenty in the Green Space account. There is about \$60,000 in the Reserve account currently. The \$25,000 in the HOA will be transferred at the end of the year and we'll receive another \$32,000 in rent, for a total \$108,000 in the Reserve account by the end of the year.

We are currently getting full rent from Martin's BBQ. Bill R moved to forgive the 2 months' rent (April and July 2020) that Martin's couldn't pay during the Covid shutdown and to work with Martin's on an agreement to recoup the shortfall for those months that were partially paid. The motion was seconded, motion passed. Bill R reported that the annual total rent we should have received in 2020 was \$97,500.00 (12 x \$8,125). Deducting the two months we forgave, the total due for rent would be \$81,250. We actually received \$57,929.18; so the net rent that Martin's owes us for 2020 is \$23,320.82. This year, the year-to-date rent due is \$7,776.71, for total rent owed of \$31,097.53. Brent will work with the attorney to prepare a rent update letter with the past due amounts and agreement to repay those amounts over time.

Charlie presented a bid from Libs to finish the old hole ##15-18 cart paths and 2 parking areas for a total of \$50,800. The second bid from ADC Paving was about \$65,000. We are familiar with Libs from the paving of the other cart paths, and they had the lowest bid. The large dip on old hole 17 will be fixed by Libs. Todd moved to approve the contract with Libs for \$50,800, the motion was seconded and passed. We authorized Charlie to sign the contract with Libs. Libs can finish the paving around the first of October. Libs submitted an updated insurance certificate. Charlie will ask for a more firm start date, and we can let the community know when to expect paving work.

Potential additional expenses for the year include our response to the potential Jagers restaurant and a possible lawsuit by Stuckle. Our lawyer has not yet drafted a letter response to Stuckle. Sandlin sent Todd a bill for legal work but Todd contacted him to determine that it's not our responsibility.

3. CC&R Violations/property conditions. Bill G sent a letter on the parked commercial vehicle to the homeowner at 3200 Indian Lake Dr. about the CCR's that prohibit parking

commercial vehicles. There are issues with parking at the entrance to Lake Vista Dr. We'll talk to the owner.

There are some problems with deteriorating mailboxes. Letters have been sent about the violation of CCR's. Some homeowners have replaced them recently.

Homeowner Mark Hamner submitted plans and details about a planned fence install. After review, the plans were approved as compliant with the CCR's.

4. Security Officer Report. No report.
5. Grounds and Clubhouse. Houser is working on the to-do list that Todd and Bill R have prepared. MSD will be working on drainage clearing behind 1200-1300 Vista Greens Drive once it's in their budget. The MSD project is finished at Vista Greens & Indian Lake Dr. They hope to get additional budget money to finish the creek farther back Vista Greens.

Kip is working on the repairs to the sidewalks with problems that Charlie and Linda identified.

6. Old business.

Jaggers Update. Brent reported on a discussion about potential projects aLoft will do if we agree not to oppose the construction of the Jaggers restaurant in their outparcel. They may start the zoning process in September or October. Once aLoft finalizes the drawings, we will present the plan to the community, perhaps at a special meeting, or perhaps do a survey monkey. We also discussed the expenses and likelihood of a positive outcome if the HOA opposes the development. After discussion about wording, Peggy will develop a flyer providing information and soliciting opinions. Linda and Charlie will pass out the flyer, asking it be returned to perhaps Martins BBQ and giving an Indian Springs email address to contact with questions.

There is a problem with the path sunken in place after the paving done following their work on a sewer line. Kip has contacted MSD to get the repairs approved and fixed by MSD.

Mulloy Property is coming to the September board meeting to present their proposal for the position as property manager. Questions we want to ask: do they know the CC&Rs?; do homeowners call Mulloy with complaints?; do they look for issues or just wait for someone to report of problems? We will continue to think of other questions

7. New Business. Rather than a tree, there was discussion about preparing a native planting area behind both Monty and Julie's houses. Bill R will ask Houser to prepare a proposal.

Todd will check with the attorney of the new development on Freys Hill about putting up the fence along our property at their cost.

Adjourn: 8:06 pm

Respectfully submitted, *Peggy Grant*, Secretary