

**Indian Springs Community Association, Inc.**  
**Indian Springs Green Space, LLC**  
**Minutes of the Regular Board Meeting**  
Date: August 16, 2022

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 (Secretary), Brent Nash, Bill Gregory. Homeowners and guests who were also present are listed on the sign-in sheet for the meeting, including Jennifer with Mulloy Properties.

1. Minutes. The past meeting minutes have been posted through June 2022. The meeting time has been updated to reflect the change to the 3<sup>rd</sup> Tuesday. The July board meeting minutes were previously sent to the Board members. The reading of the minutes was dispensed with. Nickie moved to accept the minutes as amended. The motion was seconded and passed.

Financial Report. The financial reports were distributed. Bill Roof discussed the report. He has corrected the accounting for the snow costs that were incorrectly listed. We still have a credit for the double payment to Houser. Bill reported additional problems with Mulloy paying the Houser bills, which was discussed further.

Expenses are mainly on budget, other than the increased costs for the approved payment increase to Houser. We'll be over budget in the Green Space for about \$10,000 due to the Houser increase. Bill R will work to reduce costs. One of the two that hadn't paid annual HOA dues has since paid after notice of the liens. The price has increased to seal the caps on Coventry Greens.

Houser will exit the maintenance building by the end of August but will still take care of the property through the end of the year. Houser wanted to sell us the salt he stored but it may be removed by now. He's cleaning and painting the maintenance building. Houser paid for the fence, which is showing damage. We're in the process of finding a new contractor. Jennifer has met with the Committee, discussed tasks, and will develop an RFP hopefully by September 1. We've identified several potential contractors and met with one who has a lot of great recommendations and who would also like to rent the maintenance building.

Jaggers/Aloft update by Brent Nash. Construction has started. The current sign at our entrance is unpermitted. Brent is working with Aloft on an alternative. The landscaping was too tall for the line of sight of traffic, so it will be limited. Aloft will now cover the cost of reinstalling the speed humps. We will need to pay for the cost of the new trees that will be installed on all three islands. Aloft will take down the old trees, install the new trees, and reinstall the irrigation and lighting. That work on the islands is scheduled to start next work.

2. CC&R Violations/property conditions. Jennifer reviewed the neighborhood for problems and CCR violations. The junk pile on 11001 Fairway Pointe Dr. has been cleared at times but is also a problem at times. Nickie will talk to them.

3. Security Officer Report. The Officer's monthly report was presented by Bill R. One speeding ticket was issued to a homeowner. The officer asked several non-residents who were fishing to leave. The officer reminded everyone to keep their garage doors closed.
4. Grounds and Clubhouse. We got different opinions about whether workers' comp insurance was required. KEMI reduced the premium to less than \$200 (after getting information on our contractors), and the policy will be reissued once it's paid. Mulloy will keep it paid. Kevin was our only contractor without Workers' Comp insurance.

The automatic water level system has been installed in the fountain at the front of the entrance and is working well. We need to check the sprinkler heads at Martins BBQ, as problems have been noted. Mark reported that there are several sink holes. He will show them to Bill and mark them to work on getting them filled in.

5. Old business. The Sawyer Hayes room is reserved for November 15 from 6-9. The place needs to be corrected on the website. We won't have a regular board meeting in December but we'll plan to have our usual open house at Martin's BBQ.
6. New Business.

Mark Wilson discussed whether to buy the Houser security system on the maintenance building. Bill reported that it's already been removed. He discussed alternatives and suggested an alarm and monitoring system, and smoke alarms. We need to talk to our broker about insurance on the building-Todd will contact him. We also need to change the locks that Houser had access to at Martins. Bill R moved to authorize purchasing a security system not to exceed \$500, and a monthly monitoring fee not to exceed \$30 month. The motion was seconded and passed. Mark will look at options with Bill R.

Homeowners reported noticing garbage cans left out after garbage pick-up day. Some homeowners have been told to put up, others seem to leave them out. Bill G just sent out 14 violations just this week. We discussed enforcement options with the fining process in the CC&Rs. Jennifer discussed the process of sending out violation letters and potential different wording.

Homeowners complained about dog mess left on the pathways. She's noticed that some people park in Martin's BBQ and take out their dogs to walk in our Green Space. We discussed Metro leash laws, CCR rules, and the various email blasts reminding homeowners of various rules.

Homeowners asked about turning our community into a gated community or a 6<sup>th</sup> class city. We have discussed both issues before and decided neither would not work. Jennifer reports the city status is very difficult to get, and gates are prohibited on through streets. As to complaints about speeding, we've had Metro put in speed bumps and a security officer monitors traffic and writes tickets at times. Homeowners also expressed concern about reports of crime. The issue is city-wide. Our security officer works about 30 hours/month. We also discussed the installation and monitoring of cameras. Jennifer reported other communities have looked at the issue, and the cameras are more of a problem than they are worth.

Homeowners asked about replacement of the traffic sign that was knocked down at the Frey's Hill entrance. Jennifer reported it and will follow up with Duggins for replacement. Metro was asked but will not cover the cost of the stop sign.

Charlie did some research and showed pictures of potential ways to restrict parking on the street by the Freys Hill entrance. He's contacted Metro and will follow up with them to see if the sign can be done by Metro.

Homeowners are directed to call Mulloy Properties initially for a problem. Some homeowners reported problems with getting hold of Mulloy Properties with questions or to report a problem. She recommends they contact her by email. Jennifer's number 502-498-2420. Email: [jtharp@mulloyproperties.com](mailto:jtharp@mulloyproperties.com).

One homeowner reported problems with flooding. They contacted MSD who is supposed to be regularly inspecting and monitoring. They've not heard back from MSD. Brent will send a message to Kip Etherly (who works for Marcus Winkler) to look into the problem.

Homeowners complained about some homeowners who don't regularly cut their grass. We explained our process for addressing those violations. Bill G regularly monitors for problems. The sign on Freys Hill is coming off. Mark asked for a list of residents to remove non-homeowners from the Facebook page.

Charlie reported on additional bids to seal the cart paths to compare with Libbs' bid. We discussed removing weeds around the lower lake. There were questions about marking on the sidewalks. Brent will ask Kip if it's related to sidewalk repair by Metro.

Adjourn: 8:24 pm

Respectfully submitted,

*Peggy Grant*, Secretary