

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

Date: October 12, 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), Brent Nash, Bill Gregory, Nickie Langdon, Linda Hestand. Guests from Mulloy Properties who were also present are listed on the sign-in sheet for the meeting.

1. Minutes. Correction to September's minutes: Brent pointed out that #8 should be "50 feet behind the property line" instead of 50 feet behind the house. September minutes to be approved at November's meeting.
2. Beth Holt and Lisa Thieneman with Mulloy Properties attended and told us about their company and experienced staff. They explained what services they offer for property management and answered Board members' questions. They currently manage over 100 properties, including many subdivisions, some bigger than Indian Springs. We have gotten good reviews from the various references for properties they manage. They will send us a price and services' proposal.
3. Financial Report. Bill said we had a very ordinary month for expenses and income. The HOA is under budget for the year and the greenspace is on budget. Bill talked through the proposed budget for 2022. Todd moved to approve next year's budget and Charlie seconded. The motion passed.
4. CC&R Violations/property conditions. Bill Gregory sent some violation letters to homes with long grass. The homeowner at 11102 Vista Greens is building a structure in his back yard. Todd sent a cease and desist email and letter and there have been discussions back and forth.
5. Security Officer Report. Rob issued 2 speeding citations in August (1 resident, 1 non-resident) and 2 citations in September – both non-residents.
6. Grounds and Clubhouse.

Bill and Todd met with Josh at Martins. They are up and running and paying full rent. They are still closed on Tuesdays. They discussed the Jagers issues, and Josh understood the difficult situation the Board is in. He offered to put a camera on their building in the future to monitor traffic at the Jagers. They agreed that next year is the increased rent per the lease agreement. They were \$78 short on rent and will pay it.

Houser has cleaned up all of the storm debris. We haven't heard from the homeowner regarding the complaint about removal of his tree. There is nothing new on the drainage issue – Kip emailed he is monitoring. The cart paths are paved now.

Houser is pricing some plantings for memorials for recent board members that passed.
7. Old business.

Jaggers. Brent gave the high points from the most recent Jaggers meeting. Tim Porter, Brent, Todd, Bill and Linda were present. Pat Madden, Garren and their attorney were present. Madden agreed their employees will redirect traffic around the hotel if it backs up onto Indiana Lake Drive, and they will regularly pick up litter. We'll pay for some of the trees to match what they are planting and they will plant ours too. On the subject of dues, they won't agree to more than \$2,000 a year, (with increase as agreed to), but he will put up the first \$10,000 for maintenance and/or repairs to the signature entrance area. Garren will work with the Aloft landscaper and will supply new drawings within the next month. The signature entrance will coincide or will be built before the Jaggers is completed. Jaggers won't open until the signature entrance is completed. They will have signage out for approximately 2 days when they are introducing new menu items. If Jaggers went under, any future building would not have a drive thru (unless a Starbucks or Heine Brothers), but may have a pick up window. No speaker box or order board for anything in the future. The other two pieces of property are deed restricted and could only be OTF, a conference center or a senior home. Todd had a copy of an article about Indian Springs and the future Jaggers from Sunday's Courier Journal.

8. New Business.

Brent brought up the idea of hiring a landscape architect to help us make a long-term plan for the green space to present to the community, maybe in the spring.

Bill volunteered to purchase the gift cards for our volunteers and a few others others. Todd moved to purchase the 7 or 8 gift cards, not to exceed \$1,000 total, and Brent seconded. The motion passed.

It was agreed we should interview one other property management company, and Todd gave Linda contact info for Gant Hill & Associates. She will call him and arrange a special meeting. Linda will ask Beth Holt for a couple references. Charlie will call them to check.

There are new crosswalk signs at the front of the subdivision, near the picnic tables.

Markus Winkler and Jason Nemas will be invited to our Annual Meeting in November.

The meeting was adjourned at 8:47 pm.

Respectfully submitted,

Linda Hestand