

Indian Springs Community Association, Inc.
Indian Springs Green Space, LLC
Minutes of the Regular Board Meeting
Date: July 16, 2024

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 (Co-Secretary), Linda Hestand (Co-Secretary), Bill Gregory, Bruce Roberson. Homeowners and guests 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. Bruce said the pump line was leaking, not the statute as stated in the minutes. The spelling of "Spectrum" boxes needs to be corrected. Linda moved to accept the minutes as amended. The motion was seconded and passed.
2. Financial Report. Bill Roof discussed the financial report. Halfway through the year, we are doing well in both accounts. We are a little over budget for lawn services, under budget for snow removal. All the expenses from the landscaping that Mow Better did were paid for out of the reserve account. We are slightly over budgeting for maintenance due to the repairs to the Ex Mower.

Letters have been sent to the 5 homeowners with delinquent annual HOA fees. Whoever hasn't paid by the end of this month will have a lien put on their house. Bill and Todd may make home visits to check with those homeowners.

3. Security. No reports on security interests or concerns.
4. ISCA Grounds/Greenspace/The Preserve

Landscaping: Charlie reported that despite watering each day, there are some plants from our recent landscape plantings that are failing and will need to be replaced. Our agreement requires Mow Better to replace those that die, which will be done in the Fall. The water is being taken from beneath Martins BBQ.

Mason has been cleaning up and removing dead branches from storms this year fairly well. We reminded Mason not to put trimmed branches on adjacent private property. There have been complaints of dumping. He will change the mulch on the berm by the front entrance as requested. Mason said he put down the pre-emergent weed spray, but there are still weeds coming up.

The water from recent rain is draining quickly from the leaking pond. We should contact those homeowners that live by that pond to let them know that we plan to plant that area in the Fall. It has been mowed for now.

We'll ask Mason to keep the area trimmed near Frey's Hill. We've also asked Mason to trim back the new trees along the ponds. The Green Team will work by Frey's Hill this weekend to clean up. Mason had bus hogged some areas along old holes 3-5 that had been growing up. It may need to be done twice a year.

Charlie has been trying to get in touch with Andy with Lib's Paving about the problems with sealing on the cart paths.

Todd is checking with Jagers about inspecting the irrigation system in the beds at the front of the community. Some areas look like they may not be getting water. We probably need to replace the whole system. Todd and Bill will check with Precision Systems Inc. to get a bid. We'll also ask Mason to see if the area is getting watered.

We will check on whether we need to get a "deed restricted" sign added to the current sign that was removed.

The officials will be available for the August 20 board meeting (6:30 pm) to have the thank-you dinner at Martin's BBQ. Peggy will contact Martin's BBQ to see if we can reserve the room for that date and time. Linda will put up a sign to let everyone know that the meeting is changed.

There are several complaints about the weed spraying around the cart path as encroaching on their yards. Charlie said he would look at the plots to see whose land it is. Also, we can ask the homeowner to establish the boundaries of their property. If it's our land, we have the right to protect our path from the weed encroachment. But we can ask Mason to not spray if there is lawn right up to the path. Bill will check as to what has been sprayed.

5. Old business. Tom Sawyer has been reserved for the annual HOA meeting for November 12. Bill will put up the security deposit, which has not be required before.
6. New Business. Homeowners: Coventry Tee Court, on common area behind their house. Tree was previously trimmed-she wants it to be trimmed again by the Board. Message was sent to the homeowner that she can trim anything on her property. We will have Mow Better look at it to see if anything needs to be done. She was glad to report that the area behind her house (Vista Greens) that she complained about not being mowed before has since been mowed and trimmed. The volunteer mower has been repaired. She asked whether that area will continue to be mowed. We had previously talked about letting the grass grow close to the tree line. Bill and Todd will look at it. She's also gotten approval to plant sod and add dirt. Thanks for getting the sound wall up. Please send thanks to the officials.

We need to contact Jennifer about repairs to the watering system of the statute.

Jennifer sent a letter from our attorney to the owners about a home listed for rent on Indian Lake that had not been approved by the board. We discussed the requirements and looked at the CCRs. The homeowners have not yet responded.

One homeowner asked about the roads on Lake Vista Greens. We understand the roads are supposed to be paved this year. Charlie will check on it. Kip will check on getting our speed bumps and crosswalks repainted by Metro.

There were problems with reports of people using the Green Space to set off fireworks on the Fourth of July. We sent out an eblast to tell people not to use the Green Space. We need to send out another before next year. There is a problem with trash left on the Green Space and loud noise so late at night. We can ask our security officers to pass out a

citation for the violation of the P&P about use of the Green Space if it happens again next year.

Jennifer sent out about 30 violations about mailboxes that need to be replaced. About half of them have been corrected. There are problems with Duggins' responsiveness in installing the new ones. Last month, we sent out about 40 violations for lawn and landscaping problems.

Adjourn: 7:15 pm

Respectfully submitted,

Linda Hestand and Peggy Grant, Co-Secretaries