Indian Springs Community Association, Inc.
Indian Springs Green Space, LLC
Minutes of the Regular Board Meeting
Date: August 18, 2026

The Board meeting was called to order by 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), Joe Haddad, Bill Gregory, Todd Hall, Bruce Roberson. Homeowners and guests who were also present are listed on the sign-in sheet for the meeting.

1. Minutes. Last month's 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 sent. The motion was seconded and passed.

2. Financial Report. Bill Roof discussed the financial report. We received the $21,000 check from the Richards' lawsuit settlement for his unpaid HOA annual fees. The HOA account is in good shape: we are over budget on lawn services but under budget for the year. The Green Space account is over budget for repairs and maintenance because of problems with the two lawn mowers. Overall, we are OK because we are also under budget for snow removal.

   Status of repairs to the mowers. The big Toro mower needed $5,100 for repairs. Also, we need $3-4,000 for repairs to the Ex-Mark mower. The John Deer mower is now working, and mowing has been caught up. Sean is talking to the volunteer mowers and checking on their maintenance tasks for the mowers.

3. Security. No major problems have been reported other than the problem of electric, motorized vehicles on the cart paths. Our off-duty police officers will visit the parents and report back to us.

4. ISCA Grounds/Greenspace/The Preserve

   There have been questions from the community about plans to fix the nonworking statute's water feature at the front of the community. We have received three bids to repair the statute. We'd like better descriptions of the scope of work to accurately compare the bids. We have two bids for repairs that are comparable: around $30,000-$40,000. We discussed the work we'd like to get done, including filling in part of the pool with soil and plants. The Louisville Masonry and Stone bid is more detailed, and they have done work for us before. We will still need to do the landscaping and tie in the irrigation. We will follow up with them to see if the bid includes tying in the irrigation.

5. Old business.

   Nicki talked to our lawyer about the problem with unauthorized electric and motorized bikes and scooters on the cart paths. That violates both Metro law and governing documents. The riders are also trespassing if accessing the paths between homes. There are safety concerns for both riders and those using the paths. We discussed various options to address the violations including sending notice letters to the homeowners that

violate the rules and then starting the fining process. We will start with Todd talking to the families and perhaps a police visit. The subcommittees can also look at the problem with motorized scooters and motorcycles.

Subcommittees can also check on the policy and procedure for approval of remodel plans. We can let the community know about the process, including approval and notice by Jennifer. Dumpsters on the street for remodeling debris are governed by Metro.

We also discussed a snow plowing plan for the community cul-de-sacs, because there have been problems with the plowed snow covering the driveways and mailboxes. We can check with Mason about moving plowed snow to places with no mailboxes

Landscaping committee. We need to follow up with Mow Better about the spreadsheet for tasks and priorities for the Green Space.

6. New Business.

Nickie announced that this is her last year on the Board. We will need to discuss officers and a new president before the annual meeting so we can announce it to the community.

We are looking at possible dates for the annual Holiday party at Martin's BBQ: maybe Sunday, December 6 or 13.

Adjourn: 8:20 p.m.

Respectfully submitted,

Linda Hestand and Peggy Grant, Co-Secretaries