

Indian Springs Community Association, Inc.
Indian Springs Green Space, LLC
Minutes of the Regular Board Meeting
Date: September 17, 2024

The Board meeting was called to order by Indian Springs President Nickie Langdon at 8 p.m. Present were Board members: Nicki Langdon (President), Charlie Harrett (Vice-President), Peggy Grant (Co-Secretary, via phone), Bill Gregory, and Todd Hall. Our property manager, Jennifer Tharp from Mulloy Properties, was present. Three Homeowners were also present.

1. Our September meeting was conducted after the appreciation dinner held at Martins BBQ. We so appreciate all the hard work our local state representatives did to get the sound barrier put up along our community as part of the I-265 expansion!
2. Minutes. The August board meeting minutes were previously sent to the Board members. The reading of minutes was dispensed with. Nickie moved to accept the minutes as sent. The motion was seconded by Charlie.
3. Financial Report. The report was provided to Nickie since Bill was on vacation. The report was reviewed by the board members and approved as stated. We are on budget in both accounts. We still have two homeowner who have not paid their annual fees, and liens were placed on their homes. One has been an habitual offender each year.
4. Security. An inappropriate statement had been painted on the walk path for number 6. It was reported to Metro police, who inspected it and determined it was not a hate crime. The statement was painted over, and security cameras set in the location to review any future activity.
5. Landscaping. Charlie reported that Mason will be replacing any dead landscaping plants beginning the first week of October. The plantings were guaranteed for a year. Additional work will be done, i.e. grading, seeding and strawing on the pond on old 13 once the soil is dry enough from the past rain.
6. 3338 Indian Lake Drive – Home for Rent. This homeowner failed to follow the CCR's process for renting. Our Attorney has sent 3 letters to the owner with no response. He has advised to begin the process of applying fines. The board agreed to implement that process.
7. No motorized vehicles on cart path and / or green space. Neighborhood blast to be sent regarding this issue to remind all residents of this restriction.
8. Vandalism on cart path. See note under security.
9. Thoughts on fire works on Green Space on holidays. With New Years coming up soon, adding the restriction to the neighborhood blast will be considered. The difficulty of policing that activity was discussed. A notice should be sent to protect the community on the liability issue.

10. Annual Christmas party. Due to Peggy's availability and busy holiday scheduling and traveling, we discussed moving the Christmas party to January for a Mid-Winter party. We decided on January 19. Peggy will contact Martin's to see if the date is available and to put the party on their calendar.
11. A homeowner expressed concerns regarding the dead landscaping and asked when it will be replaced. She was advised that the replacement would begin the first week of October, weather permitting. Also, she mentioned the issue of not having water for the landscaping at all entrances to the various areas of the subdivision. Todd will investigate the cost of installing the appropriate sprinkler system.

The neighborhood e-blast will address the following areas:

1. Appreciation dinner at Martins for our local state representatives.
2. Fireworks policy
3. Restriction for Motorized vehicles on walking path
4. Vacancy on Board due to Brent moving.
5. Winter party in January of 2025.

Adjourned: 9:05

Respectfully submitted.

Peggy Grant, Co-Secretary, Charles Harrett, acting Co -Secretary