

Indian Springs Community Association, Inc.
Indian Springs Green Space, LLC
Minutes of the Regular Board Meeting
Date: March 17, 2026

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), Linda Hestand (Co-Secretary), Bruce Roberson, and Bill Gregory. Homeowners who were also present are listed on the meeting sign-in sheet.

1. **Homeowners.** Cindy Key was present and thanked the Board for their follow up regarding the non-compliant fence installed at 10922 Fairway Pointe Drive. The homeowners have modified the fence, and it is now in compliance.
2. **Minutes.** February 2026 minutes were previously sent to the Board members for review, so the reading of the minutes was dispensed with. Nickie moved to accept the minutes as sent. The motion was seconded by Charlie and passed.
3. **Insurance Update.** Jennifer Tharp, our Property Manager with Mulloy Properties was present. She introduced Duane Ray, with Big 4 Insurance. He reviewed and compared his proposal to our current Cincinnati Insurance. Board members will contact our Cincinnati Insurance agent to make sure we have proper insurance in place. Mr. Ray was thanked for the information, and the Board told him we would let him know if we're interested.
4. **Financial Report.** Bill Roof reviewed the financial report for February 2026 and said we will soon be paying for mulch and mowing.
5. **Security.** No report. Some debris left behind from a homeless camp just outside Indian Springs property near the Gene Snyder will be cleaned up. We will be getting a camera for our back entrance.
6. **ISCA Grounds/Greenspace/The Preserve.**

Pond Overflow. Bruce reported concern about pond overflow at holes 6 and 7 that is causing erosion. Bill will ask contractors to take a look and fill to prevent further erosion.

Signage. Charlie had emailed a mock-up of new signage for various points on the walking paths and will have a sample soon. There will be seventeen signs, and the installation will cost \$3,237. Bill moved to approve a budget not to exceed \$3,500 for these signs and the installation. The motion was seconded by Joe and passed.

Committee Structure. Charlie has proposed several committees and has asked Board members to volunteer for at least one committee. Eventually residents will also be asked to volunteer to help. He distributed a Mission Statement and Objectives document to Board members for their review.

Martin Houses. Mow Better will install the bird houses that were taken down last winter around the ponds, along with a new 'apartment' style martin house at the pond between Coventry Greens Way and Vista Greens Way.

7. **3108 Indian Lake Drive.** As reported many times, Mr. Ron Richards Jr. has not paid his HOA annual fees for many years, resulting in numerous liens filed on his home. Our attorney filed for collection of monies owed, and Mr. Richards Jr. was given 30 days to respond. We had heard from PNC Bank, which holds Mr. Richards Jr.' mortgage and the PNC attorney indicated that all outstanding dues and fees will be paid by November 30. That did not happen, and the Board has given our attorney the Board's approval to move ahead with a foreclosure auction. As of today, there are approximately 50 days until the foreclosure auction.

Adjourn: 8:32 pm

Respectfully submitted,

Linda Hestand and Peggy Grant, Co-Secretaries