

Indian Springs Community Association, Inc.
Indian Springs Green Space, LLC
Minutes of the Regular Board Meeting
Date: August 19, 2025

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

1. Homeowners. No comments.
2. Minutes. Last month's board meeting minutes were previously sent to the Board members for review, so the reading of the minutes was dispensed with. Bill moved to accept the minutes as amended. The motion was seconded by Bruce and passed.
3. Financial Report/ Dues update. Bill Roof discussed the financial report. The Green Space budget is still in good shape. So far this year, tree damage has cost almost \$10,000. Lawn service expenses are slightly over budget but in good shape.

There are five unpaid annual HOA fees still pending. Bill will follow-up and liens filed as needed.

4. Security. No report.

ISCA Grounds/Greenspace/The Preserve. Concerns about the lawn care chemicals applied to the green space were brought to our attention and the board has been investigating solutions and associated costs. Sarritor (active ingredient flumetsalum) was recommended by a certified agriculturist for killing broad leaf weeds without killing grass. Health risk to people is low, it is not carcinogenic and is not a neurotoxin. A spray policy will be implemented including notifying residents on timing of spraying, with advising people to stay away from sprayed area for 12 hours. Still checking on pricing.

We've had issues with motorized vehicles on the walking paths. There are 26 entryways to the walking paths. We will start out with 10 new signs notifying people motorized vehicles are prohibited. It is difficult to enforce without identification of the offenders. If anyone has information, please contact a board member or Jennifer Tharp at Mulloy Properties.

We've registered for a fish survey that could lead to stocking the lakes. We are also looking into a goose round up. Several years ago, a few hundred geese were humanely transported and released at a Federal Wetlands in Western Kentucky.

MSD is surveying the culvert behind 3004 Lake Vista Drive and will decide on appropriate action.

A camera was placed at Westport Rd and Indian Lake. We're waiting for the Camera Program's director to review their budget with hopes for another camera to be placed at Frey's Hill and Indian Lake Drive.

5. 3108 Indian Lake Drive. As reported before, Mr. Ron Richards is many years behind on his HOA fees resulting in many liens filed on his home. Our attorney sent him a letter on June 3 stating that if he does not submit a payment plan or pay what is due by this June 30, foreclosure proceedings will begin. We have requested our attorney to move forward with foreclosure action.
6. 3404 Indian Lake Drive. There has been an extensive renovation going on at this home. It was reported that a structure was going up next to the pool, perhaps a cabana for the pool. Our property manager will reach out to the homeowner to make sure they are following the CC&Rs, which are available on the Indian Springs website. <https://indianspringslouisville.com/>
7. Bruce was approved to purchase ten more gift cards from Martin's BBQ for the welcome folders. He will be reimbursed.
8. Upcoming important dates: Our **Annual Meeting** will be held at 7pm on Tuesday, November 18 at the Sawyer Hayes Community Center at 2201 Lakeland Road. Our **Holiday Party** will be held on Sunday, December 14 at Martin's BBQ. Nicki moved to spend up to \$750 for the party; Charlie seconded and the motion passed. More details on the party to come.

Adjourn: 7:50 pm

Respectfully submitted,

Linda Hestand and Peggy Grant, Co-Secretaries