

Indian Springs Community Association, Inc.
Indian Springs Green Space, LLC
Minutes of the Regular Board Meeting

Date: July 21, 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 Todd Hall. 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 Langdon moved to accept the minutes as sent. The motion was seconded by Charlie Harrett and passed.
2. Financial Report. Bill Roof discussed the financial report. We are still in good shape with expenses compared to budget. We continue to be a little overbudget (\$1,000) for the HOA and a little underbudget for the Green Space account.

Status of Mowers. We'll have a \$5,100 repair bill for the Toro mower, the first significant repair in the ten years we've had it. The Exmark mower is useable for now, but will need the engine replaced in the future. Current engine replacement cost is \$5,000, while a new Exmark mower is about \$15,000. The John Deere is pulling a bush hog for the taller grass areas. The Board is researching the purchase of a utility vehicle.
3. Security. No problems reported from Off-Duty Police Services. No problems reported from the Meadow Vale police patrol. We are getting reports from residents of kids riding electric motorbikes and electric scooters in the streets and on the cart paths. This is very reckless behavior and is prohibited.
4. Statue Update. We received a bid from Bluegrass Aqua Scapes for \$3,100 to fix the fountain. We will need to remove and store the statue once a bid is decided on and repairs are ready to begin. Todd moved to accept the bid from Bluegrass, spending up to \$5,000.00. Nicki seconded and the motion passed. This vote is pending follow up of this Thursday's Louisville Masonry & Stone bid.
5. Green Team. Bruce and his Green Team volunteers worked on the beds at the entrances and were shocked at the number of weeds growing in the landscaped beds. This work normally falls under Mow Better's responsibilities. Todd and Bill will talk with Mason and Evan on their responsibilities. We've also had complaints that the trash receptacles along the cart paths need to be emptied more often. The wooden bridges still need to be sanded and painted.
6. Old business.

3108 Indian Lake Drive. We expect the \$21,000 check to be released next week. This is for the settlement for the foreclosure lawsuit at this home. The new owner renovated the property, put it on the market and there is now a contract on this house.

Project List. Charlie has been working on a to-do list for Mow Better. Rosa at Mow Better and Jennifer at Mulloy Properties will work together to coordinate the maintenance list, as well as approved issues and/or requests from Board members and residents.

7. New Business.

The annual community meeting will be scheduled for November 17. Bill has secured the Sawyer Hayes building.

Bill has been talking with the water company about fixing the water meter for the islands at the front of the community. The water meter has been repaired so the irrigation system can now be used.

There has been lumber stacked in the driveway at 3007 Lake Vista Drive for some time now. Linda will check with Jennifer to see if there was a request to build something.

Tree removal behind a home on Coventry Tee Court will be bid out.

Adjourn: 8:12pm

Respectfully submitted,

Linda Hestand and Peggy Grant, Co-Secretaries