

Indian Springs Community Association, Inc.
Indian Springs Green Space, LLC
Revised Minutes of the Regular Board Meeting
Date: May 8, 2018

The Board meeting was called to order by Indian Springs President Brent Nash at 7:15 p.m. Present were Board members: Brent Nash (President), Bill Roof (Treasurer), Peggy Grant (Secretary), Charlie Harrett, Monty Gray, Bill Gregory, Nickie Langdon.

1. Minutes. The April board meeting minutes were previously sent to the Board members. The reading of the minutes was dispensed with. Bill R. moved to accept the minutes as sent. The motion was seconded and passed.

2. Financial Report. The financial reports were distributed. Bill Roof and Brent Nash discussed the report. There were increased expenses with the recent planting of new trees. 6-8 homeowners have not yet paid their annual dues. The third reminder letter will be sent May 1 and the final letter will be sent June 1. Bill will make personal follow-up visits with homeowners who have not paid beginning the middle of June.

3. CC&R Violations/property conditions.

The property at 3513 Coventry Tee is being regularly mowed. Other violation letters have been sent to 3108 Indian Lake. Several letters for violations of satellite placement have been sent, and most of the homeowners have removed or moved the satellite dish.

Mr. Lynch sent in documentation and proposed rental agreement for approval of proposed tenants. The documents and request were previously forwarded to board members by email, who approved the rental. Bill G moved to ratify the approval, the motion was seconded and passed.

4. Officer Oliver's Report. Officer Oliver submitted his monthly report, which was previously sent to the board. The report was accepted. Officer Oliver attended the meeting to answer any questions. Bill R discussed the problem Officer Oliver had with access to a radar gun to monitor the neighborhood for speeding. Bill R moved to approve spending up to \$500 to acquire a radar gun for Officer Oliver's use, the motion was seconded and passed. We encouraged Office Oliver to ask other communities that he patrols to contribute to the cost. Officer Oliver reported an increase in car break-ins at multiple neighborhoods in the area. Homeowners need to park their car inside their garages or ensure the cars are locked. Homeowners and Officer Oliver should be more vigilant once school is finished for the year.

5. Grounds and Clubhouse.

The fountain/sculpture at the front of the community is now working. Landscaping has been added to the front entrance. Large rocks have been added to the landscaping down the middle of Indian Lake to prevent further truck damage to the irrigation system and landscaping. The damage sprinkler system has been fixed.

Martin's BBQ is doing well. We approved additional parking, which would be at their expense if they choose to do so in the future. Aloft is also doing well, and had a great Derby season. Aloft's last \$50,000 payment for the land sale will be paid July 1.

The gazebo donation was delivered May 10 and will be installed. We will send an email update later acknowledging the donation and explaining the donation process for the Green Space. There was some discussion about the status of the Green Space as a for-profit entity and possible non-profit status.

There was discussion about the new plantings and need for increased maintenance of those areas. We need to identify and allocate money for the dams, bridges, cart paths, and infrastructure. There was discussion about a cart path extension from the 11th to the 16th green. Bill R will speak to the accountant as to the amount of capital that needs to be spent on maintenance and improvements of the Green Space to avoid a large tax bill.

The geese abatement process is continuing, and the population appears to have lessened. We have been working with Kentucky's fish and wildlife department on the issue.

6. Old business.

Charlie reported on a meeting with numerous governmental officials about the expansion of the Gene Snyder and possibility of a sight and sound barrier for our neighborhood. Per the study of noise levels and federal guidelines, our homeowners do not qualify for the barrier. We were informed that the Gene Snyder will not expand into our land. Charlie will continue to look at alternatives for sound protection.

7. New Business.

There were reports of increased noise from the Ford truck plant when the doors are opened during the warm weather. We will ask Mr. Stuckel to talk to Ford about potentially contributing to sound protection for the neighborhood.

There was some discussion about an area behind Vista Greens Court and a prior offer to deed the land to the homeowner so that the property maintenance would be the homeowner's responsibility. With the amended CC&Rs, however, the Green Space cannot be sold.

There have been discussions with Aquatic Control, the company that maintains our ponds, about fountains in the ponds. The depth needs to be checked, and possibly the ponds will need dredging. Bids will be sought for the cost of installing and maintaining the fountains .

It was discussed further that several maintenance and repair projects need to be pursued before investing in further Green Space amenities. Brent will ask Todd to check with Mr. Houser and Mr. Dornick about an overall plan for Green Space repairs, and specifically, the need for cart path repairs.

Adjourn: 8:30 p.m.

Respectfully submitted,

Peggy Grant, Secretary