

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

Date: June 9, 2018

The Board meeting was called to order by Indian Springs President Brent Nash at 8:55 a.m. Present were Board members: Brent Nash (President), Todd Hall (Vice-President), Bill Roof (Treasurer), Peggy Grant (Secretary), Monty Gray, Bill Gregory, Nickie Langdon.

1. Minutes. The May board meeting minutes were previously sent to the Board members. The reading of the minutes was dispensed with. There were some revisions suggested and discussed. Brent moved to accept the minutes as revised. The motion was seconded and passed.

2. Financial Report. The financial reports were distributed. Bill Roof and Brent Nash discussed the report. Five homeowners have still not paid their annual dues, and Bill Roof is working to reduce that number. Bill R reported one bounced check for annual dues, which he will discuss with the Board's attorney, Nick Pregliasco.

The ISCA is under its budget. The Green space is over budget due to recent improvements. We will plan to reserve more money for green space maintenance in the budget. The plan for maintenance and improvements to the green space is discussed below.

3. CC&R Violations/property conditions. Mailbox violation notices are being sent. Homeowners are still responding to notices of violation of the rule regarding visibility of satellite dishes. We are responding to a possible rental situation. It would be a good idea to send a reminder to the homeowners by email blast about the rental rules and regulations. Pictures have been sent of the problems reported with 3332 Indian Lake Drive for the court case.

4. Officer Oliver's Report. Officer Oliver now has a speed gun. We received his monthly report, including speeding violations. Traffic has increased and there are more problems now with illegal u-turns. We will let Officer Oliver know to watch.

5. Grounds and Clubhouse.

Mr. Houser is creating and landscaping a path to the new gazebo. We will acknowledge the donation once the landscaping is complete and remind people about the donation policy and board approval.

A steel pole has been added to Aldi's access lane protect the stop sign, which was previously damaged by truck traffic. There will be a discussion with new homeowners about the fence restrictions. There was discussion about Martin's request for signage at the front of the community. There is concern about the location. We need to check on the ownership of the land along Westport Road.

Nickie called Kip about fixing the sidewalks. She will talk to Charlie about an update to the list that he had previously prepared that identified sidewalk issues. MSD had not

helped with the erosion of the drainage ditch. We will ask Kip to help. Todd will talk to Chris Houser about a plan to protect the trees from deer.

There was a discussion about various Green Space projects needed for both repair/maintenance and improvements. There is money in the budget that we need to invest in the green space to avoid a large tax bill. Rather than additional landscaping, Todd will talk to Mr. Houser about formalizing a plan to manage various projects.

Various priority projects we discussed include:

1. Pond assessment: Monty said he would reach out to a few area golf courses about long-term maintenance and assessment programs in place for their ponds. Todd is going to check with his contact. Charlie is going to include water retention issues in his ongoing conversations with the state regarding the I- 265 expansion.
2. Cart Path maintenance and re-paving: Bill is going to speak to a few contractors about providing bids for a long-term plan that: (a) addresses immediate needs (any points of erosion or wear that if addressed would prevent further degradation of the pathway) and (b) the long-term black-topping and paving plans.
3. Green Space Access: Bill and Todd have assessed the pathway entrances to the green spaces and have marked several areas where bollards could be deployed. Chris Houser will assess those locations and quote an installation price.

Additional enhancement projects were discussed, including:

1. Fountains: Bill R has already acquired several bids for a fountain on the pond on old #9, (circular pond to left as you enter from Westport Road) and inquired about a maintenance contract with our pond maintenance company. Bill R moved to acquire a fountain with a cost not to exceed \$11,000, the motion was seconded and approved.
2. Path from old 16 turn around to old 11 exit onto Indian Lake Drive. Bill/Todd to ask Chris Houser about the cost of cutting in path and laying down a soft surface that in time will be part of the paving project.
3. Old golf course features. There was discussion about filling of sand traps, regrading of tee boxes and greens, and planting grass around the old golf course course. Bill and Todd will work with Chris Houser and David Dornick about developing a plan and proposed costs to begin this work in the fall.
4. Pine trees. We need to plant new white pines or another screen along Indian Lake Drive where we had to cut down the old white pines. Bill/Todd to include in conversation with Chris Houser, potentially reach out to David Dornick to make sure we are using the best sort of screening vegetation in that area.

6. New Business.

Julie has not been feeling well. Nickie will check with her to see if there is anything we can do to help.

A new states sales tax has been passed on certain services, including landscaping. Mr. Houser will include the increase on future invoices.

Carol Adams presented a plan for remodeling to add a sun porch. After reviewing the submitted plans, Bill R moved to approve the remodeling project, the motion was seconded and passed.

Adjourn: 10:30 a.m.

Respectfully submitted,

*Peggy Grant*, Secretary