

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

Date: July 10, 2018

The Board meeting was called to order by Indian Springs President Brent Nash at 7 p.m. Present were Board members: Brent Nash (President), Todd Hall (Vice-President), Bill Roof (Treasurer), Peggy Grant (Secretary), Charlie Harrett, Bill Gregory, Nickie Langdon, and Julie Shinton-Fried. Homeowners who were also present are listed on the sign-in sheet for the meeting.

1. Karen and Craig Davis discussed the notice they received about reported CC&R violations. It was determined that they were not in violation.
2. Minutes. The June 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.
3. Financial Report. The financial reports were distributed. Bill Roof and Brent Nash discussed the report. We are under budget for the ISCA due to savings on snow removal and legal expenses this year. The green space is over budget. There was discussion about the reserve account and status of additional income. Four homeowners have not paid their annual HOA dues. The last notices were sent and liens will be filed if not paid.
4. CC&R Violations/property conditions. Notices have been sent for violations by homeowners with election signs in their yards. Brent will send out an email reminder about various CC&R restrictions with a link to the CC&Rs.
5. Officer Oliver's Report. Bill R. presented Officer Oliver's report, including the issuance of speeding tickets.
6. Grounds and Clubhouse. The back fence has been repaired and painted after the tree/storm damage. There are no problems with the maintenance building.

Bill reported that our attorney advises that Martin's BBQ cannot put an advertising sign on property that they do not own. Thus, they will not be able to put a sign advertising their business at the front entrance.

Work is needed on 2 bridges on old hole 18, including filling in holes. Bids were received to dredge the Southern Pond. There will need to be a plan to deal with the smell during the dredging and MSD will need to be contacted. Todd moved to dredge the Southern pond with Jarboe at a cost of up to \$20,000, the motion was seconded and passed. We will wait to complete the cart path expansion until after the dredging is complete.

Todd and Bill R drove around the green space and marked areas where bollards (short vertical posts) are needed to prevent unauthorized access to the Green Space.

Maintenance and repair is needed for the cart paths. Bids were solicited for paving and necessary repairs. Board members accompanied the bidder to access the status of the paths in various places. Bids ranged from \$238,000 to \$250,000 for paving the five miles

of paths. There was discussion as to how long the paving would last, maintenance needs, and keeping heavy equipment off the paths. The bollards should help keep out unauthorized vehicles and equipment. Repairs on the cart paths can start next week. We will plan to budget for paving over the next few years.

Quotes were solicited to replace/repair most of the fence on Frey's Hill. Bill R moved to pay up to \$5,000 for the repairs, the motion seconded and passed. The Bradford pear trees along the fence may need to be removed and/or replaced. We will continue to watch the status of the trees.

Creek rock has been placed around the path markers and spayed for weeds. Although there are still a lot of geese, there is less than before. Charlie continues to talk to various groups about solutions.

There as discussion about putting the sound barrier in the 2019 budget. Charlie will continue discussion with our representative, Jason Nemes.

7. New Business. Normally our annual meeting would occur November 13, but the Tom Sawyer Hayes building is not available. The annual meeting will be scheduled for the Tuesday before Thanksgiving, November 20. Brent announced that he will not serve as President next year, although he is willing to still serve on the board and help with the budget. The Board will discuss nominating officers in advance of the annual meeting.

The paving at the front of our entrance is complete. Metro Louisville makes the decision as to which roads to pave in our neighborhood.

8. Homeowners and Guests. The guests and the board discussed the problems with the sidewalks. A survey of all the sidewalks was completed. Todd will talk to Kip about the status of fixing the problem areas, as it is Metro Louisville's responsibility. The geese problem and board's efforts to abate were discussed. The various sources of income for the budgets were discussed: Martin's BBQ rent, HOA dues, maintenance payments by the Legends' apartments and Aloft hotel. The Indian Springs FaceBook page is monitored by Mark Wilson and Todd. The history of the golf course was discussed.

Adjourn: 8:40 p.m.

Respectfully submitted,

*Peggy Grant*, Secretary