

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

Date: August 14, 2018

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

1. Minutes. The July board meeting minutes were previously sent to the Board members. The reading of the minutes was dispensed with. Charlie moved to accept the minutes as sent. The motion was seconded and passed.
2. Financial Report. Bill Roof discussed the status of the finances for both companies. The grounds maintenance costs for the Green Space has increased due to the sales tax required by recent state legislation. There were also increased costs in July due to clean up required by the storm damage. Otherwise, we are on budget. We received the last \$50,000 payment from Aloft for the property sold, bringing the reserve account to about \$163,000. Additional costs that have been approved but not yet paid include the fountain cost (~\$10,000) and dredging (~\$20,000).
3. CC&R Violations/property conditions. The notice of violations for satellite dishes has largely been effective. The rental property notice has been sent. We've talked to the new homeowner at the newly painted white house on the corner about remodel plans. Bill and Todd rode around the neighborhood Sunday to review property conditions. Mr. Houser mowed 3108 Indian Lake and we already have a lien. 3 houses have not paid their HOA fees for 2018 and liens have been filed. There was a complaint about parking in front of one house, which was referred to Officer Oliver.
4. Officer Oliver's Report. Officer Oliver's report was shared, including the number of speeding tickets issued. There was discussion about the report of the theft from an individual's porch, which is believed to be targeted. There have not been any other similar reports.
5. Grounds and Clubhouse. Todd and Bill blew off debris from some cart paths. Thanks! The fountain has been installed on the lake at the front of the community and looks great. Martin's BBQ has been doing well.

We often refer to old hole numbers when talking about projects, and homeowners have asked for a map. Nickie has an old map of the golf course, which needs to be labelled with street names and other landmarks. She will send a copy to several board members to see if they can help with the labels. Once complete, we will send the map via email blast to homeowners, put on the website, and include in the new member package.

Various projects were discussed, including smoothing out some sand traps and building the cart path extension after the dredging is complete. Charlie reported on the bids for replacement fencing on Freys Hill Road. Charlie moved to proceed with the bid by Penrod for \$8,000, the motion was seconded and passed. Mr. Houser will cut the growth

around Freys Hill. Charlie also reported on discussions with state personnel about including a sight and sound barrier for Indian Springs in the budget. There are plans to obtain 2 bags of asphalt patch to repair places on the bridge on old 18 and Indian Lake Drive turn. Other places for repairs were discussed.

There was an extended discussion about cart path repaving. Charlie obtained a bid for \$240,000, which will need to be spread out over several years. If the contract is entered, the price will remain firm, although there is an escalator clause for asphalt costs. After driving the entire path, it was determined that we need to start with the first 6 holes. Charlie will discuss various pricing options with the contractor and we will make a decision at the September meeting.

6. Old business. There was discussion about looking into a reported potential dump site by the Creek. There was further discussion about geese abatement and the upcoming dredging project.
7. New Business. There was discussion about adding additional maple trees. But the board decided other projects were more necessary (cart path repaving, trees for a sight/sound barrier). There was a discussion about adding bee hives-there will be additional discussion with Beekeepers.

Adjourn: 8:15 pm

Respectfully submitted,

Peggy Grant, Secretary