

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

Date: September 11, 2018

The Board meeting was called to order by Indian Springs Vice-President 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 August board meeting minutes were previously sent to the Board members. The reading of the minutes was dispensed with. Bill Roof moved to accept the minutes as sent. The motion was seconded and passed.
2. Charlie reported that Julie Adams, state senator, reported a new finding that the noise barrier is reasonable, feasible, and recommended. It will be included in the construction phase of the widening of the Gene Snyder. Several other officials have helped, including Jason Nemes and Glen Stuckel. Charlie will prepare a notice to distribute with our thanks and send a thank you letter to the Kentucky Senate.
3. Financial Report. The financial reports were distributed. Bill Roof discussed the report. The HOA is under budget and hopes to have a year-end surplus of around \$40,000. The Green Space is above budget due to recently planted trees and storm damage. The reserve account would contain about \$185,000 by years' end, but we have approved projects of \$10,000 for the fountain, \$20,000 for dredging, and \$80,000 for the first phase of cart path paving (see below). Bill send an invoice to the government for past due fees for the seized house on Coventry Tee, which they indicate would be paid. The house will be sold or auctioned.
4. CC&R Violations/property conditions. Notices have been sent for CC&R violations. There are issues with political signs, parking the wrong way on the street, and mailbox appearances. We will work on a list of reminders for homeowners about some of the CC&R restrictions and requirements. There is a possible rental on Lake Vista, which will be checked out.
5. Officer Oliver's Report. Bill discussed Officer Oliver's report. The Eighth District will post a digital speed monitor sign, which will give us statistics about speed. Todd or Bill will talk to the officer about where to put it. There has been a problem with a very short light at the Westport Road entrance, which has been reported. The part has been ordered to fix it and they will temporarily adjust the timing until it arrives. Todd will follow up with Kip.
6. Grounds and Clubhouse. The updated neighborhood map was reviewed. It will be put on the website, in an e-blast, in the welcome bags, and at the annual meeting. The sign on the wall at Coventry Greens needs to be fixed. Perhaps next year we could replace several signs. Martins BBQ Joint is doing well.

Some of the sand traps have been back filled with dirt from the pong dredging by Jarboe. The 11-16 cart path extension has been delayed. Houser is finishing the planting area at the old hole 14 teebox. Charlie reported they did not have to replace all the posts as part

of the new fence replacement on Frey's Hill. He will work with them to get a price adjustment. The new boards will need to dry, and then the fence will be painted. Kip was sent an email about repairing 3 more sections of sidewalk. Charlie will mark other sections that can be reported for repair. The evergreens that have died along Indian Lake Drive need to be replaced. The mower has been returned from repairs.

Charlie received a firm quote for the cart path paving. Phase 1 will be paving the paths from old holes #2-7 at a price not to exceed \$80,000. The full quote involves payment of \$80,000 every other year over the next 6 years to complete the paving, with adjustments for asphalt and labor. The Legends apartments has agreed to allow the paver to bring in equipment. Bill R moved to approve \$80,000 for the first phase from the Aloft property through old hole #7, the motion was seconded and passed. Charlie will communicate with the company about the approval and starting the project. We will need an indemnity agreement and insurance certificate. Grass growing over the cart path needs to be trimmed or sprayed for the other two thirds of the cart paths. Todd will tell Mr. Houser not to use the cart paths for big trucks.

7. New Business. Bill discussed the gift certificates for our volunteer mowers and police officer that we traditionally give them at our annual meeting. Bill R moved to approve \$100 gift certificates for each volunteer and a \$50 gift certificate for Officer Oliver. The motion was seconded and passed.

Alternative dates for the annual meeting were discussed. Bill R will check on the Tom Sawyer building for other potential dates. Documents need to be updated on the website.

Adjourn: 8 pm

Respectfully submitted,

Peggy Grant, Secretary