

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

Date: October 9, 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, Monty Gray, Bill Gregory, Nickie Langdon. Homeowners and guests who were also present are listed on the sign-in sheet for the meeting.

1. Minutes. Last month's meeting minutes were not ready to distribute or vote on.
2. Financial Report. The financial reports were distributed. Bill Roof and Brent Nash discussed the reports. The money from the seized house was received.

A homeowner asked questions about whether any audits have been performed and bids/quotes for projects. An audit every 2 years is a good idea, and Monty will get several bids for an audit. There is no regular process for bidding or documentation. It was discussed that there is no need at this time.

We may need to shift money to the Green Space as we have been investing a lot into the Green Space recently. After approved projects, there will be about \$85,000 left in the contingency fund. We will receive about additional money from the Martins BBQ rent next year. We can analyze and approve any new projects next year out of the contingency fund.

The 2018 expenditures and proposed 2019 budgets were discussed. There were 2 nonpaying homeowners this year. Liens have been filed for the unpaid HOA dues. Brent and Bill will make further adjustments to present at the next board meeting before the annual meeting approval. We will not need to increase dues for next year. We have been able to maintain the same dues for the last 4 years.

3. CC&R Violations/property conditions. The dredging has started. Bill G has sent notices about mailboxes and cutting grass.
4. Officer Oliver's Report. The report was reviewed for the number of speeding tickets issued. The speed monitor report looked good from the data collected.
5. Grounds and Clubhouse. Todd and Bill rode around the property to monitor conditions. About 6 trees need replacing, which will be at no cost since they are under warranty. Sidewalks are being repaired. Todd will see if painting the speed humps and crosswalks are in the budget. The pool contractor and dredging company are putting fill dirt into the traps and onto the greens. Bill R will decide where the dirt should be directed to avoid the new paved cart paths. Hope to finish paving in 7-10 days, but it depends on weather. The pool contractor was told to be finished before the paving starts.
6. Old business. Need to get annual meeting notices distributed to homeowners for the November 20 meeting. No other dates were available. Brent will get it printed and others will help distribute. We should invite Jason Nemes and Glen. Bill moved to approve up

to \$125 for refreshments and decorations for the annual meeting, the motion was seconded and approved.

It is OK to paint the new fence on Sunday. We had approved \$8,000 for the fence project but we saved \$2,500 by not having to replace all the posts.

7. New Business. We need to put out an e-blast about the cart paths. The holiday decorations are looking worn and old. Charlie moved to approve up to \$1,000 for new decorations, the motion was seconded and passed.

Metro has fined Aldis for violating the covenants about trucks on Indian Lake Drive but the fines have not been paid. There was discussion about alternatives to prevent trucks such as an arm. Todd will check on whose cost it would be.

One homeowner asked for a 5 foot fence because his dog keeps escaping. We approved the fence as long as it is an open design as required by the CCRs.

There have been complaints about all the brush around the big lake on Indian Drive. It was thought to prevent geese from entering the water, but it has not been effective. We will continue discussions.

Adjourn: 8:30 pm

Respectfully submitted,

*Peggy Grant*, Secretary