

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

Date: November 13, 2018

The Board meeting was called to order by Indian Springs President Brent Nash at 7:10 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.

1. Minutes. The September and October board meeting minutes were previously sent to the Board members. The reading of the minutes was dispensed with. Todd moved to accept the minutes as sent. The motion was seconded and passed.
2. Financial Report. The financial reports were distributed. Bill Roof and Brent Nash discussed the report. Property taxes for the year were paid. The ISCA is currently estimated to end the year with about \$25,000 and the Green Space with about \$5,000. The landscape area at Freys' Hill was completed and the paving of the first one-third of the walking paths is complete. The contingency fund is projected to end the year at about \$80,000.

The 2018 budget and expenses and proposed 2019 budget were distributed and discussed. The 2019 budget projects lawn service expenses to revert to maintenance only without extra projects for next year. We plan to save money in the contingency fund for the next phase of paving the walking paths. We will monitor expenses during the year and hopefully there will be extra money for some improvement projects. There will be a decrease in the Green Space expenses and increase in the ISCA expenses. Dues will remain the same for 2019. There was one non-paying homeowner this year, and a lien has been filed. Charlie moved to approve the 2019 budget as submitted, the motion was seconded and passed.

3. CC&R Violations/property conditions. Letters were sent about the prohibition of political yard signs. Notice will be sent to the new house about moving the dumpster in the driveway.
4. Officer Oliver's Report. Officer Oliver's report was reviewed. He will plan to be at the annual homeowners meeting.
5. Grounds and Clubhouse. Martin's has been open for 2 years now and is doing well. We received a cease/desist order from MSD relative to the dredging. It has been inspected by a Ky Div. of Water Corp Engineer. We have hired an engineer, Marv Bloomquist, who will help with submitting the required plan. With all the steps required for moving the dirt and seeding the area, it will hopefully be complete in the next few months.

The walking path paving has been completed from old holes #2-7. Bill R. and Charlie inspected the work and it looks great. The next phase in 2 years will pave old holes #8-13 at a cost of about \$80,000, with potential additional cost accelerators at that time.

6. Old business. The report has been made to the Kentucky Fish & Wildlife about the geese abatement. The fence has been finished and looks great. Todd procured the Christmas decorations, and put them up Saturday.
7. New Business. The annual meeting is scheduled for November 20 at the Sawyer Hayes building. Various 2018 accomplishments were discussed, which will be presented to the homeowners at the annual meeting. Peggy will provide refreshments and ask Elaine Wood to help. Various volunteers will be recognized in the agenda and gift cards presented to volunteer mowers at the meeting.

We will have the Holiday Party at Martins BBQ. Julie will check on dates and let us know before the annual meeting so that we can announce it. We will order appetizers from Martins and ask homeowners to bring desserts. Todd moved to approve \$500 for costs, the motion was seconded and approved.

Julie reported there were some sugar maple trees left over from a tree planting that we can have. Todd will contact Houser about planting.

Officers for 2019 were discussed. Bill Gregory moved to nominate Todd Hall as President, Charlie Harrett as Vice-President, Bill Roof as Treasurer, and Peggy Grant as Secretary. The motion was seconded and passed.

Adjourn: 8:30 pm

Respectfully submitted,

Peggy Grant, Secretary