

Indian Springs Community Association, Inc.
Indian Springs Green Space, LLC
Revised Minutes of the Annual Homeowners' Meeting

Date: November 20, 2018

The Annual Homeowners' meeting was called to order by Indian Springs President Brent Nash at 7:00 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. Homeowners who were present are listed on the sign-in sheet for the meeting.

1. Welcome and Board Introductions: Brent Nash welcomed everyone and introduced the board members.
2. General Updates: Brent discussed the following updates and accomplishments for the past year:
 - (a) Aloft Hotel has been operating and will begin paying dues for the maintenance of the common Green Space. Aloft purchased four acres from the ISGC. The land has certain use restrictions and remains vacant.
 - (b) Martin's BBQ. Martin's has been operating well for the past 2 years and their lease provides good income and covers most expenses for the former clubhouse. They have a party room, at which we will host a party for homeowners on December 16th from 1-4 pm.
 - (c) Green Space. The maintenance shed is leased to Mr. Houser, who is our on-site property manager. Mowing of the Green Space is handled by Kevin Lantz and various volunteer mowers, who are listed on the agenda. We thank them and gift cards were distributed in recognition and thanks. The flower beds were mulched and more than 60 trees planted last year. A fountain was installed on the lake at old hole #9. A nice landscape area with a bench was created at the Freys Hill entrance, which additionally helps prevent access to the Green Space. A gazebo was also built and installed near the new landscaped area, which was donated by a homeowner. Dredging continues at the pond at old hole #11, and the dredged dirt will be used to fill former sand traps. The fences at the Freys Hill entrance and at Aloft have been replaced or restored. The landscaping in front of Martin's BBQ was completed.

There is a 6-year plan to pave the walking paths, and the first one-third has been completed. Homeowners and contractors should not access the green space on the walking paths with heavy equipment, as it erodes the paths. Homeowners should consult with the board prior to any projects that involve heavy equipment.

Nickie Langdon established a homeowners welcoming committee to welcome new homeowners with a welcome basket, encourage them to join the community communications system, and remind them of our community regulations. Mark Wilson has established a FaceBook page for Indian Springs, which is restricted to homeowners, and monitors the communications along with Todd Hall.

Homeowners should join the email blast list and FaceBook for information on meetings and other happenings in the community.

An expansion of I-265 has been approved by Kentucky's transportation system and Charlie Harrett worked hard to have a sound barrier along our property included in the budget.

Following working through the sale of the golf course and additional land to Aloft, the HOA mission now is to preserve the value of our Green Space to benefit our homeowners. The paving of the second third of the cart paths is scheduled for 2020. Mr. Houser is available as a contractor for individual homeowners property maintenance. Officer Oliver is our security officer for our property and also regularly monitors and tickets anyone speeding in our community. Rumpke has changed the trash pick-up date in the neighborhood.

3. CC&R Reminders.

Brent Nash reminded homeowners of several CC&R restrictions: there is a process for renting a home that requires board approval; new fences and certain remodeling projects also require board approval; above ground pools are prohibited; lawn maintenance is required; homeowners should refrain from parking on the streets (especially the more narrow side streets) and should keep their garage doors closed; dumping, building, boats, and motorized vehicles on the Green Space are prohibited. Note that the CC&Rs are posted on the community website.

4. Homeowners Questions.

- (a) Sand traps. We need a schedule for Chris Houser to regularly monitor and clean the sand traps. They will hopefully all be filled with dirt by next year.
- (b) Garbage cans on the walking paths. They are emptied by Mr. Houser. Let him know if they need to be emptied. We hope to purchase additional cans next year.
- (c) Geese. We are working to abate the number of geese in our lakes and ponds. We have to work with the Dept. of Fish and Wildlife as they are listed as a protected species. Homeowners should not feed them.
- (d) Fiber optic lines. They have been updated in the neighborhood but we don't have any other information on service.
- (e) Martin's BBQ. There is a white space on the building that needs to be painted.
- (f) Grass cutting. There was a request that grass not be cut at 5 am on Saturday morning.
- (g) Leaves/yard waste. There was a request for a vacuum truck to vacuum up the leaves. We can look into that. Rumpke has a special price to pick up yard waste.

(h) Dredging status. An MSD permit was required, which takes several weeks to get, and there are other environmental requirements. Hopefully, it will be finished by spring and the area replanted.

(i) Dump container. Has been moved.

5. Budget and 2019 Dues

Brent Nash reviewed the 2018 budget and expenses. The 2019 budget was distributed to homeowners. Various line items and expenses were discussed. If snow removal expenses are not necessary, the budgeted expense will be used for other Green Space costs. There was a discussion about the projected contingency funds. Dues will not change for 2019, remaining at \$550/year.

Hunt Butler moved to accept the 2019 budget, the motion was seconded and passed.

6. Board elections

The proposed slate of officers for 2019 was presented. Tom Dieruff moved to approve the slate of officers, the motion was seconded and passed.

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Minutes of the Regular Meeting
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Following the annual Homeowners' meeting, the regular board met to vote on the 2019 officers. Nickie Langdon nominated Todd Hall as President, Charlie Harrett as Vice-president, Peggy Grant as Secretary, and Bill Roof as Treasurer. The motion was seconded and passed.

Adjourn: 8:30 pm

Respectfully submitted,

Peggy Grant, Secretary