

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

Date: February 12, 2019

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

1. Markus Winkler, the new Councilman for our area, was present. He introduced himself and discussed various updates of interest, including: a new library, the budget, town halls, the Kentucky Transportation discussions about Westport Road, semi-truck traffic on Indian Lake Drive turning into Aldi's, restriping the community's speed humps, discussion about expanding Frey's Hill, potential development at E.P. Tom Sawyer park, and the sound barrier as part of the Gene Snyder expansion.

2. Minutes. The January board meeting minutes were previously sent to the Board members. The reading of the minutes was dispensed with. One revision was needed. Brent moved to accept the minutes as revised. The motion was seconded and passed.

3. Financial Report. The financial reports were distributed. Bill Roof discussed the report. There were Green Space expenses for landscaping, Christmas décor purchase, and cutting back the ornamental grasses. To date 296 out of the 378 homeowners have paid their annual HOA fees, with a February 1 deadline. Penalties will begin by March 1. Neither the Legends apartments or Aloft have yet paid their annual maintenance fees. There was \$2,000 for salt and labor to clear the streets when we had the ice storm.

4. CC&R Violations/property conditions. No current CC&R violation notices have been sent to homeowners. Patrols will begin once we have better weather. Todd will talk to Kip and our attorney will send a third notice about violations at 3332 Indian Lake Dr. Our attorney has been notified of the Wilson pool problem.

5. Officer Oliver's Report. The report was received and discussed.

6. Grounds and Clubhouse. A bid will be solicited to clean the bronze statute at our community's entrance. We received final approval for the removal of dirt from the pond dredging and we will authorize Chris Houser to move it to the sand traps once the weather is better. Todd will talk to Houser about moving dirt and mulch for the discussed temporary path. Charlie reported on the extensive permit needed to deal with the geese problem and will discuss with an attorney knowledgeable about the permit process. Todd will talk to Houser about getting quotes for trees to plant in advance of the sound barrier installation. Charlie has researched the type of tree needed.

7. New Business. The budget for 2019 and potential projects for the Green Space were discussed. Potential projects include the cart path project timeline and other cart path maintenance issues; landscaping to reduce mowing; new and additional trash receptacles so that there is at least one on every former golf hole; prices for pergolas and fountains; potential addition of bee hives; and path and distance markers.

Brent moved to approve \$500 to rebuild the bird houses for the martins, the motion was seconded and passed. Monty is getting bids for a financial audit. Todd moved to ratify the contract with Aquatic Control to maintain the ponds for \$12,225.72, the motion was seconded and approved. Todd checked on the price to text updates to the community, and the board decided it was not worth the expense.

Adjourn: 8:05 pm

Respectfully submitted,

Peggy Grant, Secretary