

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

Date: March 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), Monty Gray, Bill Gregory, Nickie Langdon.

1. Nickie reported on the problems with Julie's family (board member). Bill G. moved to pay Houser to maintain her yard during the growing season if it is OK with Julie, the motion was seconded, and passed.
2. Bill G. moved to ratify the board's email approval of the planting at the entrance to Lake Vista up to \$4,000, the motion was seconded and passed. A metal street sign will be added to the planting.
3. Minutes. The February board meeting minutes were previously sent to the Board members. The reading of the minutes was dispensed with. Bill R. moved to accept the minutes as sent. The motion was seconded and passed.
4. Financial Report. Bill Roof discussed the status of the finances for both ISCA and the Green Space. Green Space expenses were increased due to mulching and the spreading of the dredge material as required by MSD. 336 homeowners (89%) have paid their annual dues. Bill sent out the first overdue notice March 1 and will send out the second notice April 1. Our accountant advises that we have enough carryover credit from the previous year to pay our federal taxes. But we need to pay the estimated taxes for next year. Combined federal, state, and Metro Louisville taxes are estimated at about \$35,000. Both Aloft and the Legends have paid their annual common grounds maintenance fee. Only about \$2,000 was spent on snow removal, which means there is extra in the budget.
5. CC&R Violations/property conditions. We received another notice from MSD regarding the dredging and we are following their direction. Todd will direct an email blast about paying annual dues and an update on the dredging project. Bill G reported that based on the list of absentee owners, some homes may have renters. He will send letters with the rental policy. Todd stated he would revise the letter. The letter from our attorney was sent to 3332 Indian Lake Drive regarding the problem property conditions. Due to the length of the ongoing problem and multiple notices, Todd moved to authorize Mr. Houser to clean up the back yard of 3332 Indian Lake Dr., not to exceed \$500, the motion was seconded and passed.

Bill R. and Todd looked at the disaster from the partially installed Wilson pool and talked with the homeowner. There is significant damage to the newly paved cart path. The board required an indemnity/release agreement prior to the approval of the installation and will require a bond or letter of credit for any future pool installations. Boulders have been installed to prevent further Green Space access until an agreement is finalized with the pool installation company for repairs.

6. Officer Oliver's Report. Bill R. presented Officer Oliver's report and stated that he is patrolling more.

7. Grounds and Clubhouse. Spring cleanup and mulching of the landscape areas has started for the clubhouse and Green Space. A flagpole was installed in front of Martin's. Martin's BBQ, our tenant, reports business is good for the restaurant and party room. Nickie will talk to Julie about helping to plan a community wide party in the Spring, catered by Martins as before.

A sink hole has developed over a water main vault by the fence along Frey's Hill. The water company will look at it to decide how to handle the problem. The cost of repair or capping will be at their expense. LGE travels over the area to trim trees. The dredge is being used to fill in former greens and sand traps. After the dredge is moved, a temporary path will be created from old hole 11 to 16-17.

Houser is required to fix the ruts caused by his equipment in moving, seeding, and adding straw to the dredge material. Todd will talk to him about using smaller equipment to minimize damage to the Green Space, and ensuring that the cost of repairs are at his expense. Other contractors that want access to the Green Space for a project will be required to post a bond or other security to cover any potential damage.

\$40,000 will be put aside for next year's 2<sup>nd</sup> phase of paving the cart paths. Barring any large unexpected expense, there should be available money for Green Space projects. There was discussion about additions to the lake edge to minimize the geese. Charlie will talk further with contractors and get prices. Todd will talk to Houser about quotes for 3 different varieties of tree to plant in the Fall in advance of and to shield the expected sound barrier resulting from the highway expansion.

8. New/Old Business. Mr. Lynch has a new renter and has sent a signed letter as required by the policy for approval. Todd will follow-up with him to send the lease agreement. Todd passed out the list of potential opportunities for projects. Mr. Houser is getting 4 new trash cans, plus the one from the Pavilion for the Green Space. Next year we will plan to add additional cans to replace the aging cans. They need to be installed on concrete slabs. The old sprinkler system control panels were removed and will attempt to be sold. The purple Martin houses have been reconditioned. A possible gazebo was discussed.

Bill R. sent around the proposed agreement with Kevin Lanz for mowing. Kevin has done a great job keeping our grass mowed. There is a proposed \$150/month increase for a 3 year contract. Todd moved to approve the new contract, the motion was seconded and passed.

Peggy will send the Houser agreement, which includes the payments to lease the maintenance building, to Todd and Bill for negotiations as it will expire this year.

Monty and Bill R. discussed the cost and details of a financial audit v. a compilation. We discussed having a review done every few years. They will send their proposal.

Adjourn: 8:20 pm.

Respectfully submitted, *Peggy Grant*, Secretary