

Minutes for Indian Ridge HOA

Date: July 26th, 2023

Time Called to Order: 6:30pm

Place: 12800 Broken Arrow

Minutes: Submitted by Sarah Wayland

Attendance:

Present: Scott Stuart, Brooke Wood, Tim Deimund, Allie Gellerman, Katie Webb, KoKo Barber, Katie Hilton, RJ Hamilton, Lea Tipps and Sarah Wayland (via phone)

Review of Lawn Maintenance Bids:

Imperial Lawns, Modern Environment, and Green View Lawn Care submitted bids for the lawn maintenance of the common areas (around gates and islands). The existing expense through Lindsey Lawns is running about \$1,000 per month + additional various additional fees. The Green View estimate was \$13,608 for the “remainder of the year.” The Modern Environment estimate was \$9,072 for a year. The Imperial Lawn estimate only covered fertilizer (not cutting grass). After review of all bids the Board voted to go with the lowest cost option, Modern Environment.

A letter will be placed on Phase 1 and Phase 2 doors on or before August 3rd to notify residents in the Board’s decision to see if residents could provide any better options or had concerns. Residents will have until August 13th to email indianridgeok.treasurer@gmail.com with any issues or concerns.

Review of Insurance Bids:

State Farm Insurance and Farmers Insurance submitted bids. State Farm was the lowest bid at \$1,440 per year, with Farmers at \$1,800 per year and All State failing to respond to multiple attempts to obtain a bid. After review of all bids the Board voted to go with the lowest cost option, State Farm. Scott Stuart will handle getting the insurance set up for the neighborhood through State Farm.

Committee Updates:

ByLaws are completed and issues were reviewed. By unanimous vote the following was agreed: 1) Limit HOA annual dues not to exceed a 10% annual increase. 2) Reduce the Declarant vote from 10 votes per lot to 1 vote per lot. 3) Accept the adjusted wording in the Bylaws regarding ownership of an adjacent lot (no HOA dues required as long as no permanently occupied home is built on it).

It was agreed that the HOA President, Scott Stuart would assign paragraphs in the Bylaws to each Board member with the goal of having them become familiar with the assigned portions—such that they could address questions on them in the event any questions arise during the general HOA meeting in September.

The CCR review committee was formed with Katie Webb, Tim Deimund & RJ Hamilton to meet next Tuesday (8/1) evening with a goal of completing revisions to it before the general HOA meeting in September.

The Bylaws and CCR documents will be reviewed/revise by an attorney PRIOR to be filed with the county. The Board will speak with a few attorney’s to get an idea of attorney fees.

Other Items:

The Board needs to determine how many homeowners are in Phase 1 and Phase 2. Sarah Wayland has an ongoing list of current residents and new residents (Phase 3). It was determined that there are 28 occupied homes in Phase 1 and 27 occupied homes in Phase 2. There are currently 3 undeveloped lots in Phase 1 and 3 undeveloped lots in Phase 2.

It was discussed if residents of Phase 3 could hold office on the HOA Board or leadership positions on committees. The Board's opinion was they cannot until Phase 3 is formally annexed into Phase 1 and Phase 2. Meaning, no one can run the HOA website other than a Board member or resident of the HOA Phase 1 or Phase 2. However, residents of Phase 3 can perform HOA work with oversight while under the supervision of Board members.

Future Neighborhood Events:

Community clean up days; possibly one in the Fall and one in the Spring.

Adjourned: 7:45pm