

Minutes for Indian Ridge HOA

Date: Tuesday, February 13th, 2024

Time: 6:37pm

Place: Woodcrest Fire Department

Minutes: Submitted by Sarah Wayland

Attendance:

Board Present: Scott Stuart, Sarah Wayland, KoKo Barber, Brooke Wood, and Marty Lundy

Absent: Tim Deimund, Allie Gellerman, Katie Hilton, and RJ Hamilton

Financial Report:

January year to date financials reviewed. It was noted that insurance was not budgeted for 2024, but there will be enough funds to cover this expense.

Old Business:

The board and attorney have reviewed the proposed Bylaws and CCR's. Both documents are posted on the website for residents to review. Phase 1 and Phase 2 residents will vote on the Bylaws and CCR's in March. The board will notify residents of the meeting date, time, and location.

New Business:

If residents have packages delivered after hours from UPS or Amazon #9876 is the gate code for delivery drivers to use.

Gates have been adjusted to open at 6am for the bus to access the community until summer break, at which time the gates will change back to open up at 7am. Residents have a concern about contractors coming in early to start work. The board will notify builders and/or Dan if it continues.

The board discussed opening a money market account to start building a reserves/emergency fund for future improvements and repairs. A resident noted that if we do this we will need to get a Federal Tax ID and file income taxes every year. The board was going to check with Dan and/or Teri to see if we have a Federal Tax ID set up already.

Open Forum:

The board will be getting bids to put a water well spigot at each entrance in order to wash the gate tracks and water the landscaping.

The board will be getting bids to add electrical outlets at each entrance for future Christmas lights.

One of the board members asked who inspects the fire hydrants throughout the community. Residents mentioned it may be the rural water department or the fire department. The board will be looking into this to get them inspected with the warmer months moving in.

John Tipps is requesting a small donation from residents who would like to donate to put a flag pole at the Simmons gate entrance. Contact John Tipps at jwtipps317@gmail.com for more information and to make a donation.

Adjourned: 7:49pm