

Minutes for Indian Ridge HOA

Date: May 2, 2023

Time Called to Order: 6:11pm

Place: 12800 Broken Arrow

Minutes: Submitted by Sarah Wayland

Attendance:

Present: Scott Stuart, Brooke Wood, Tim Deimund, Allie Gellerman, Sarah Wayland, Katie Webb, KoKo Barber, Dakota Atwood, Yvonne Stuart, Katie Hinton, RJ Hamilton and Marty Lundy

Absent: Blake Barber and Jacob Wood

March Minutes:

Minutes of the March 28, 2023 meeting were reviewed by Sarah. The report was accepted following Tim's motion and Katie seconded the motion.

Presentation of Treasury Reports:

Allie reviewed the income and expense summary for April 2023. If neighbors would like a copy of this please send an email to indianridgeok.treasurer@gmail.com. A quarterly statement will be completed for neighbors to view on the neighborhood website. Landscaping is a large expense that we are requesting bids for, if any residents are willing to help get bids please send an email to ripit@att.net.

Allie introduced Teri Smith, who has been handling the neighborhoods financial records since September 2019. For \$75/month she will continue to invoice and collect dues, pay monthly bills, provide HOA letters to title companies, and assist Allie with financial records.

Phase 1, Phase 2 and Phase 3 dues will go into one account. Since the developer still has control over Phase 3 he is requesting that any big expenses that need to come out of the account to be approved by him first.

A large expense to start planning for is maintaining the neighborhood roads. Scott suggested excess money in accounts to put aside for the roads that we may need 10-15 years down the road. A Budget Committee has been formed and will be discussing this topic.

Presentation of Committee Reports:

Katie presented on committee topics, which included eliminating the clean up committee and looking to do a neighborhood clean up date instead.

If neighbors are interested in joining a committee, please send an email to indianridge_memberatlarge@yahoo.com:

Committees:

Gate crew: Marty Lundy, Tim Deimund, and Scott Stuart

Gate access: Dakota Atwood, Tim Deimund, Katie Webb and Marty Lundy

Social media: Sarah Wayland, RJ Hamilton

Welcoming: Yvonne Stuart (Co-chair), KoKo Barber (Co-chair), Katie Hinton and Katie Webb

Architectural: Tim Deimund (Co-chair), Dakota Atwood (Co-chair), Blake Barber and Kyle Wayland

Budget: Allie Gellerman (Chair), Tim Deimund, Rob Allen and John Tipps

Old Business:

Phase 1 and Phase 2 roads will be taken care of by the HOA; Phase 3 roads will be taken care of by the developer. The Anderson Rd entrance will have a construction entrance sign at the front of the gate to have construction vehicles/trucks utilize the gate on Simmons Rd. The Simmons Rd entrance will have a construction sign at the front of the gate. An additional sign will be placed on the corner of Anderson Rd and Simmons Rd. Katie said the signs will run about \$65/each for the construction signs. Tim was going to check pricing as well.

Clean up by Lindsey Lawns has been completed for Phase 1 and Phase 2 for a total of \$2,810.

Review of the CCR's and Bylaws will be moved to the next HOA meeting on June 6th, 2023.

New Business:

Tim will be checking on sign pricing to add a sign at each gate to inform residents of HOA meetings and neighborhood events.

Katie mentioned putting a no soliciting sign at the front of the entrances. Will discuss more at the next meeting to get a neighborhood vote.

If residents have suggestions on meeting locations for the fall/winter time, please send an email to indianridgesecretary@gmail.com.

The neighborhood will be utilizing the current P.O. Box address and not renting a new P.O. Box at this time. The P.O. Box is utilized for billing invoices and HOA dues.

There are currently 8 residents past due on their HOA dues totaling \$5,600. Allie made a motion to move forward with the below scenario subject to review of the Bylaws and this will be voted on at the next HOA meeting; Tim has seconded the motion.

Handling past due HOA dues:

1. 30 days past the due date, certified mail will be sent to the resident notifying them of the past due amount.
2. 60 days past the due date, accrued interest will begin on past due invoices. Interest amount will need to be determine.
3. 90 days past the due date, a lien or judgement will be filed against the home/resident.

Open Discussion/Forum:

Do residents who own a lot, with no intent to build a home or have a lot for sale pay HOA dues? Are HOA dues to be paid AFTER a home is built on a lot or during construction? Should the HOA fee be prorated based on when you close on a home? For example: The Waylands purchased their lot in April 2021, construction began in September 2021 and they closed on their home in July 2022. A bill of \$1,200 was sent to them for 2022 and 2023 dues.

Phase 4: The developer mentioned clearing an area around the pond and putting in a pavilion with picnic tables. This has not been put in writing by the developer and was only mentioned during the first HOA meeting at Chicken Shack back in March 2023.

Scott encouraged residents to think about items that may be coming to the neighborhood that will need to be approved such as, metal roofs and solar panels.

Board Member Vote:

Indian Ridge Website: Sarah has ordered a domain name for \$20.36 for the website from godaddy.com. The domain name is good for 2 years. The website has been built on wix.com, but there will be a fee of \$27/month to utilize the domain name with the website. Scott made a motion approving the cost of the website and Katie seconded the motion.

Next Meeting:

Date: Tuesday, June 6, 2023

Time: 6:00pm

Location: TBD

The HOA meeting was adjourned at 7:30pm.