

Minutes for Indian Ridge HOA

Date: Monday, September 16th, 2024

Place: Woodcrest Fire Department

Minutes: Submitted by Sarah Wayland

Time: 6:32 PM

Attendance/Roll Call:

Board Present: Scott Stuart, Brooke Wood, Sarah Wayland, KoKo Barber, Katie Hilton, Marty Lundy, Lea Tipps, and RJ Hamilton

Absent: Allie Gellerman

Presenter:

Luke Young, Woodcrest Fire Department Fire Chief, spoke about the fire department.

- Volunteered-based fire department. Donations are used for new equipment, vehicle and operating funds.
- EMS, hazardous spills, and fire services provided.
- Annual membership of \$100 allows the fire department to provide emergency fire and medical service throughout the year.
- Fire department looking into purchasing land around Waterloo and Anderson for a new fire station.
- Plans to hire paid personally in 4-5 years.
- For volunteer opportunities go to their website woodcrestfd.com
- To contact Luke call 405-282-6567 or email him at lyoung911@cox.net

Determination of Quorum (20 households):

- 14 electronic votes, 7 paper ballot votes
 - New Board Members Voted In:
 - President - Marty Lundy
 - VP - Katie Hilton
 - Treasurer - Allie Gellerman
 - Member-at-Large - Jonathan Bartee
 - Voting Member - Paige Oku
 - Sarah made the motion to vote in Lea Tipps as a voting member of the Board, Scott seconded the motion.
 - Secretary - Sarah Wayland (term ending 9/2025)
 - Voting Member - RJ Hamilton

Proof of Notice:

- Notice posted on website
- Notice posted on GroupMe and Facebook
- Notice posted at each entrance

Unfinished Business:

- Savings Accounts - Allie to make a detailed spreadsheet prior to the next HOA meeting of CD/money market account options. The Board would like to move \$30K-\$40K of funds into an interest bearing account. Once an account is narrowed down the residents of Phase 1 and Phase 2 will vote to move the funds to an account.
- Online Payment - Sarah and Allie will be setting up credit card payments on the website to purchase gate remotes and pay HOA dues.

New Business:

- 2025 Budget Committee - Email Allie at indianridgeok.treasurer@gmail.com if interested in joining this committee to review the 2025 budget.
- Anderson Gate - Construction trucks are entering through the Anderson gate with builders codes. The board would like to deactivate these codes at this gate. The board will notify Dan of when these codes will get deactivated and have the trucks go through the Simmons gate.

Developer Update - The Board met with Dan on August 12th. Please see the last page in regards to what was discussed.

Resident Concerns:

Construction trucks are going through Phase 1 and Phase 2. The Board will put a construction sign at the Simmons gate to show trucks which way to turn to go into Phase 3.

Multiple vehicles have been speeding through the neighborhood. The Board will look into purchasing speed limit signs to be placed at each entrance.

Adjourned: 7:33 PM

Board Meeting with Dan:

Lodges Phases

- Separate HOA

Different CCR's and different community name. The Board, as well as the feedback from the community feels this needs to be a separate HOA. If we had the option to have a separate HOA for "phase 3 and phase 4" of Indian Ridge, this should be no different than a separate HOA for The Lodges.

- Separate CCRs/Bylaws

Our understanding is this will be 1,800-2,200 sq ft homes with similar CCR's to ours, but will not follow the ones filed under Indian Ridge.

- HOA Dues

\$600 a month

- Seperate entrance

The Lodges will have an entrance further down Anderson Rd or off Charter Oak. No timeline of when this will be completed.

- Plat

There is a preliminary plat for this community, but at this time can not be shared.

Indian Ridge Development Plans

- How many phases

There will not be phases, but a total of 200ish homes in the Indian Ridge Community. There is another 40 acres to be developed.

- Timeline

No set timeline. It can be 2 years, 5 years, 10 years, etc. until the community is completely developed.

- Plat

There is a preliminary plat for this community, but at this time can not be shared.

- Road repair

The HOA will be responsible for future road repairs. As of now, the HOA has control of "Phase 1 and Phase 2", but the developer is responsible for "Phase 3 and Phase 4".

Current Drainage Issues

- Turtle Trail (Phase 2)

The developer will take a look and fix.

- Talking Stick (Phase 1)

The developer will speak with the homeowners in this area.

- Buffalo Ridge (Phase 3)

The developer will take a look.

- Simmons Gate

The developer will take a look.

Construction Trash

The builders are responsible for the trash on their lots. Trash tends to blow around the community, which builders are not responsible for.

Pavillon Mailboxes

"Phase 1, Phase 2, and Phase 3" will receive mail as normal. "Phase 4" and on will have mail delivered to the cluster mailboxes by the pavillon.

Pavillon Area

The Board can choose a style of picnic tables to put under the Pavillon and send it to the developer. A new fishing dock will be built around the pond, as well as be cleaned up. The developer may leave 4-5 acres as a common area. No timeline on when this will be completed.