

Minutes of Indian Ridge (IR) Home Owners Association (HOA)  
Board Of Directors (BOD) meeting held on 14 April 2026

The meeting convened at 630pm despite storm warnings. All members of the BOD were present. A GoogleMeet session was simultaneously conducted. There were many guest visitors. There were some microphone difficulties experienced by the virtual meeting attendees. Eventually the microphone was placed near Travis (board president) so that virtual attendees could hear him. Another difficulty was that the TV did not carry the voices of the virtual attendees (this was not the case during test activities of the virtual meeting system). This meant that communication from virtual attendees was limited to chat messages. Another issue was there was a limit of one hour to the meeting. The virtual meetings are expected to improve as the HOA BOD secretary grows more proficient in arranging them. In the future, the secretary will schedule back-to-back virtual meetings so that when the timeframe for the first one-hour meeting expires, the group will be able to shift to a second follow-on one-hour meeting almost immediately.

A motion to approve the minutes of the prior meeting was made. All seemed to be in favor. No objections were raised. The motion carried.

After some delay in obtaining the latest finance report from the HOA accountant, the info was obtained and displayed. No comments were received.

Several folks provided a check to pay their annual dues. These were all turned over to the BOD Treasurer, Paige Oku, for deposit in the HOA Fidelity bank account.

There was a brief discussion of a policy to kill gate beepers for residents delinquent in paying dues. This devolved into a discussion as to how late the dues would have to be to approve disabling the beepers. This wasn't resolved but a period longer than a month is expected.

There was no architectural committee business discussed.

A vote was taken to approve payment of the website renewal fee. It was approved.

Same for reimbursement for fees to obtain the latest copies of CCRs and plats for the Lodges. It is expected the HOA will purchase an official copy of these as opposed to obtaining a free copy from someone who may have a copy resulting from purchasing a home in the neighborhood.

The proposed rules/regulations from the BOD members were collected by Katie Hilton who took the action to consolidate and share them with the rest of the board members.

There was a discussion regarding the need to submit a letter to rescind the invalid CCR filed in the county courthouse. Travis indicated that he had already signed one. It was recommended that the wording be reviewed by the HOA attorney before filing it at the courthouse.

A discussion regarding the draft amenity approval process was held. Katie Hilton quoted much of the process that Marty developed in the past. This needs to be reviewed by the BOD, updated, approved and posted on the website.

It was noted that the lot at the Tomahawk point being used as a concrete dump or cleanout site will be cleaned up by Dan Meinders and a no-dumping sign posted there.

A brief discussion ensued regarding the questions raised via the website contact page.

Here's a list of the questions received via the website:

- Karen Bird -Wants to know if residents are allowed to have more than one dwelling on their property
- Jim Goodin -Wants two clickers for the gate
- Hilary Macrae -Wants approval to construct a pool
- Chad Piper -Complains about cars not stopping at Simmons gate, wants at least one stop sign there
- Megan Abrams -Wants Travis Reid to give her a call
- Chelsea White -Wants to attend an HOA BOD meeting to present a proposal for a neighborhood playground
- Megan Abrams -Wants the website to include a copy of the Lodges increment 2 plat to see if it includes location of the pavilion

None of these concerns were resolved at the meeting, however, they beg development of a process for resolution. Perhaps once shared with the HOA president and discussed by the BOD via Email, most can be answered via an Email from the HOA secretary.

An opportunity was provided for the residents to identify new items. The main discussion centered around creating a neighborhood playground. An action was taken to create an HOA committee to gather data on this and begin a formal consideration process. Katie Hilton is the lead BOD member in charge of this committee, but investigative work will primarily be accomplished via volunteers. Many, many steps are involved before the matter can be brought to a vote for approval by the residents.

It was noted that the picnic tables (all four of them) have arrived and the plan is to complete assembly this weekend and bring them to the pavilion. [This happened.]

A list of action items resulting from the meeting was subsequently developed and is in the process of being shared among BOD members. These are expected to include adding the minutes from meetings held in 2026 to the website. Also, to investigate how to use the website to accept annual payments. Also, to have BOD members contact delinquent residents in person to determine why they are late in payment of annual dues.

There being no further business the meeting adjourned around 9 pm.