

Minutes of Indian Ridge (IR), Home Owners Association (HOA), general residents meeting  
held 6:30pm on Tuesday, 17 Feb 2026

The meeting was held at the Charter Oaks church on Douglas Blvd. Board Of Director (BOD) members present included Katie Hilton, RJ Hamilton, Jonathan Bartee, John Tipps, Erik James, Travis Reid and Paige Oku. Marty Lundy and Scott Stuart were absent. In total, including residents, about 20 people were present.

Katie Hilton presided and conducted the meeting. The meeting proceeded to follow the agenda.

Discussions included a line-by-line review of the proposed 2026 budget conducted by Page Oku. The budget generally adjusts various categories upward to cover inflation and to cover anticipated new expenses. It is expected that after receipt of the 2026 HOA fees (due by 1 March 2026), another \$30,000 CD will be acquired. It is further expected that monies saved in CDs will be reserved for future road repairs. No objections or revisions to the proposed budget were received.

The vacant lot being used for a concrete truck dump was discussed. A builder who was present, Heath Coulson, indicated he would gladly purchase the lot and build a home there. This may be the best way to address this eye sore. It does not seem like the owner plans to develop the lot; hence he might be agreeable to selling it.

Obtaining a tornado siren was discussed. Unless subsidized by local government, they reportedly run about \$16,000. John Tipps is working to see if/when one can be provided close to our community. We may be able to share expenses for one with local residents outside the hood and/or within the HOA community to the south of ours. These devices run on batteries that require periodic replacement. Battery replacement reportedly costs around \$1,500.

A desire to add a pedestrian gate, especially at the Simmons entrance, was mentioned. Many folks thought this was a good idea. As a prospective future community amenity, it needs a sponsor to submit cost estimates and plans for how this might be developed.

The HOA lawyer previously provided a listing of sample penalties for typical HOA Rules/Regulations infractions as well as a sample Hold Harmless agreement. The BOD needs to meet to formally adjust and adopt these documents.

The final topic was addressing the nuisance/hazard of freely roaming dogs. Builders are obviously being financially impacted by the dogs, and many community residents do not like them roaming around the hood. It was suggested that the adoption sponsor for the

current dog pack keep them behind her fence until they can be adopted. John Tipps will check if the HOA can hire an agency to remove stray dogs. But this agency/service does not seem to exist. Katie Hilton accepted the action to talk with the sponsor to see if the sponsor can keep the dogs behind her fence. The builder mentioned that the police told him that he can remove any dog he finds roaming around without a leash and provide it to a local dog pound. However, there does not seem to be any pound that is currently accepting any dogs.

Jenna Hise volunteered to serve on the BOD.

No motions were made, nor any vote taken at the meeting.

As no further topics were raised the meeting adjourned around 0830pm.