

Indian Ridge Board Meeting

Date: 10/7/2024

Time: 7:00 PM

Location: RJs Shop

Adjourned: 8:45 PM

AGENDA

Attendees: Martin Lundy, Katie Hilton, Sarah Wayland, Jonathan Bartee, RJ Hamilton, and Paige Oku

Absent: Allie Gellerman & Lea Tipps

Topic	Desired Outcome	Who	Time
Welcome/Intro/Start Meeting		Marty	1
Beneficial Ownership Information (BOI)	Explain/Next Step	Paige	15
Landscaping Contract <ul style="list-style-type: none">• Approve Bid List	Update	Marty	5
Christmas Lights	Information	Sarah	10
Crack Road on Wind Talker	Info	Marty	10
Logan County Fire Hydrant Inspection	Information	Sarah	5
To-Do List	Explain	Marty	10
Other Issues		All	15
Next Meeting	Date/Agenda Items	All	15

Minutes

Welcome

Action Items/Decisions:

1. Welcome Paige!

Beneficial Ownership Information (BOI)

Action Items/Decisions:

1. **Paige** will research if non-profit organizations need to file a BOI.
2. The BOI in short is a government document to make sure there is no tax invasion within the HOA. The document is to disclose everyone on the Board as an owner of the HOA. The HOA will be responsible for updating the information as members change. Each member will need to provide their name, address, identification (passport, DL, etc.) and the HOA EIN.
3. **Paige** will take charge of getting this filed IF we need to based on the HOA being a non-profit. Paige will keep the Board updated and let us know if we need to provide her our information.

Landscaping Contract

Action Items/Decisions:

1. **Marty** is working on collecting bids for 2025 landscape needs and making some modifications to the RFP.
2. Once bids are received he will e-mail the Board for us to review. If more than 3 bids are collected, the Board will narrow them down to 3 and have the residents of Phase 1 and Phase 2 vote on a landscaping company.

Christmas Lights

Action Items/Decisions:

1. Ideal Elements will be coming on Wednesday to bid Christmas lights. Once **Sarah** has the bid in hand she will be able to gather two more bids to compare apples to apples.
2. **Sarah** will contact Harvey with Modern Environment for our Christmas light inventory.

Crack Road on Wind Talker

Action Items/Decisions:

1. **Marty** will speak with Dan about repairing this.

Logan County Fire Hydrant Inspection

Action Items/Decisions:

1. **Sarah** will ask Lea to assist with contacting RWD #1 to see when the last inspection was on the fire hydrants.

To-Do List

Action Items/Decisions:

1. The to-do list is added to the HOA Google Drive.
2. All Board Members can add to the to-do list, but if a task is assigned to someone, please notify the person.

Other Issues

Action Items/Decisions:

1. Entrance sprinkler systems need to be adjusted.
2. The Board rediscussed Dan putting Bermuda grass down on the islands in Phase 1 and Phase 2 (no charge to the HOA). Last week's meeting the Board decided not to let Dan handle this, but after another discussion we decided to have Dan do the islands in Phase 1 and Phase 2.
3. **Marty** will also contact a couple civil engineers regarding the workmanship of the drainage issue on Turtle Trail.
4. **Sarah** will add Transmitter Receipt folder to the Google Drive under the Gate Committee folder.
5. **Sarah** will work on new resident postcards and send out the Board to approve.
6. **Paige** will reach out to local attorneys and research the attorney questions in the Google Drive.
7. **Sarah** will email Phase 1 and Phase 2 residents to see if residents have any questions or concerns regarding the development of the community or HOA related challenges.
8. *A vote was called to add Allie Gellerman, Treasurer, and Martin Lundy, President, as authorized names on the HOA bank account. Katie Hilton made a motion to have Allie and*

Martin as authorized names on the HOA bank account, and Paige Oku seconded the motion. The Board members in attendance approved and the motion passed.

Next Meeting

Action Items/Decisions:

1. Next meeting will be held on Tuesday, November 19th at 7 PM in RJ's shop.
2. Review 2025 Budget (Budget attorney fees)
3. High Yield Saving Account options for HOA funds (pay taxes on interest?)
4. Information on attorney questions