

Indian Ridge Board Meeting

Date: 11/19/2024

Time: 7:06 PM

Location: RJs Shop

Adjourned: 9:11 PM

AGENDA

Attendees: Allie Gellerman, RJ Hamilton, Marty Lundy, Paige Oku, Katie Hilton, Jonathan Barte, and Sarah Wayland

Absent: John Tipps

Topic	Desired Outcome	Who	Time
Welcome/Intro/Start Meeting		Marty	1
Beneficial Ownership Information (BOI)	Next Step	Paige	10
Landscaping Contract <ul style="list-style-type: none">• Review Bids	Update	Marty	10
Turtle Trail Drainage	Update	Marty	10
Logan County Fire Hydrant Inspection	Update	Sarah	5
Budget	Review	Allie	15
Insurance Policy	Update	Marty	10
Registered Agent	Review	Marty	10
CD Account	Review	Allie	15
Other Issues		All	5
Next Meeting (Neighborhood)	Date/Agenda Items	All	5

Minutes

Welcome

Action Items/Decisions:

1. Welcome John Tipps!
 - a. Lea Tipps sent in her resignation on October 24, 2024 as a voting Board Member.
 - b. Marty made a motion to accept Lea's resignation and John Tipps will be taking her spot as a voting Board member. RJ second the motion and the group in attendance approved the motion; no objection and the motion carried.

Beneficial Ownership Information (BOI)

Action Items/Decisions:

1. **Paige** needs Johnathan's and John's information emailed to her.

Landscaping Contract

Action Items/Decisions:

1. **Marty** sent out 5 RFP's and received 2 bids back. Burds \$16,800 and Solis \$45,300 were the bids received.
2. The Board will work on collecting more bids.
3. The budget for 2025 (if approved) is \$14,500 for landscape.

Turtle Trail Drainage

Action Items/Decisions:

1. Marty met with civil engineer company to look at the drainage issue. The engineer recommended a Geoweb system to hold in material to keep from a wash out in the area.

Logan County Fire Hydrant Inspection

Action Items/Decisions:

1. John called Logan County who said they will give approval to the Fire Department to have them do the inspection. **John** will contact the Woodcrest Fire Department.

Budget

Action Items/Decisions:

1. Allie reviewed the 2025 budget based on homes occupied as of September 30, 2024.
2. **Marty** will review the bylaws if the budget needs a quorum vote or if the Board can vote on the budget.

Insurance Policy

Action Items/Decisions:

1. The 2025 policy with State Farm is \$3,400.
2. Paige thinks we should contact other HOA insurance company's to get other policy quotes - focus on property, general liability, and D&O.
3. **Allie** will contact the current insurance agent to clarify what our current policy entails and if we have D&O insurance.

Registered Agent

Action Items/Decisions:

1. Email was sent to the Board from Teri requesting Dan to be off the HOA bank account and as the Registered Agent with the Secretary of State.
2. Paige recommended that the Board look into a Registered Agent company to have on file to provide to Teri vs putting the Board President. **Paige** will look into a few Registered Agent company's and send them to Marty to review. **Marty** will inform the Board which company he picks and the cost.

CD Account

Action Items/Decisions:

1. CD, money lock, and savings are about the same rate at the moment. Savings we will be able to take out money if needed vs a CD and money lock account.
2. Katie made a motion to fund a high interest savings account of 80% of the current funds. Johnathon second the motion and the group in attendance approved the motion; no objection and the motion carries.

Other Issues

Action Items/Decisions:

1. Marty received back and current tax bills for the islands and entrances to be paid. Allie confirmed with the Treasurer's office that these indeed need to be paid. **Allie** will send the bills to Teri to be paid.
2. **Allie** will compile a vendor list, so we can change the P.O. Box for utility bills.

Next Meeting

Action Items/Decisions:

1. A Board only meeting will be held on Monday, January 6th, 2025.
2. An annual HOA meeting will be held on Tuesday, January 14th, 2025.