

MINUTES
OF BOARD OF DIRECTORS OF
INDIAN POINTE HOMEOWNERS ASSOCIATION, INC.

The meeting of the Board of Directors of Indian Pointe Homeowners Association, Inc. was held at 1505 N 205th Street on June 10, 2021, at 8:00 a.m. Mollie Al-Turk, Mark Kuecker, Scott Mausbach and Brandon Myers, being the directors of the corporation and a quorum, were present. Shelby Beers was absent.

The following items were discussed:

Annual July 3rd Celebration: Please check out the Indian Pointe Facebook Group for more information regarding this year's celebration. A big thank you to Beth Raper and Jennifer Hise Mehaffey for coordinating the family-fun festivities, including a kid's bike parade, Dad's parade, bounce houses, carnival games, food trucks, a cake walk, water games and other family-fun activities.

And don't forget the **Professional Fireworks Show** at night! Thank you to everyone who has contributed for the fireworks show thus far. We are still short of our donation goal, so if you would be willing to donate, and have yet to do so, please send your donations to the Indian Pointe Venmo account (@IndianPointe-HOA).

IndianPointeHOA.com: The Board is working to establish a website for the Indian Pointe HOA. The domain name has been secured and the Board will work to build out the site as a resource for neighbors, with the plan to host news, member and business directories, a neighborhood event calendar, previous monthly minutes, our Indian Pointe covenants, contractor information and more on the site. We hope this will make it easier for residents to stay informed and in the loop. Look for more information coming soon.

Lender and Close Date for Lot 394: After careful evaluation, Pinnacle Bank was selected as the lender for financing Lot 394, and the estimated close date for Lot 394 is June 30. At that time, the Board will use the loan proceeds to purchase the lot and will partner with the newly formed Lot 394 subcommittee to talk next steps for development.

Lot 394 Subcommittee: The newly formed subcommittee will hold their initial kick-off meeting in the coming weeks. Their initial focus will be to put together an overview of the design, cost, and timelines for the following four development options:

- Clubhouse with pool(s)
- Green space with expanded picnic areas, landscaping and possible pond
- Splashpad
- Divide Lot 394 into lots to be sold for additional homes to be built

Once the subcommittee has the cost evaluations for the development options above complete, the Board will assess how that could impact HOA dues annually and more information will be made available to inform neighbors of all options prior to bringing it to a final vote of the entire neighborhood.

Indian Pointe Improvements:

The Omaha Parks Advisory Board approved the proposed Indian Pointe improvements, and construction is underway. Construction for the parking lot has begun near the park and a full-size basketball court and baseball field will be added in the coming months.

The Board is also working with the SID to see if we can get safety railings added near the creek inlets and trees planted near the new sidewalk that was recently added on Big Elk Parkway.

Golf Cart Reminder: A friendly reminder for homeowners that golf cart drivers need to be 16 years of age or older, unless accompanied by an adult in the front seat. For the safety of all involved, we kindly ask that you comply.

Homeowners can look for more information to be shared regarding the above topics in the **Indian Pointe Facebook group**.

The next Board meeting will be held at 8:00 a.m. on July 8, 2021.

There being no further business to come before the meeting, upon motion, duly made, seconded and unanimously carried the meeting thereupon adjourned.

Mollie Al-Turk, Secretary

APPROVED:

Scott Mausbach, President

A handwritten signature in cursive script that reads "Scott Mausbach". The signature is written in black ink and is positioned below the printed name of the president.