

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 August 19, 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:

Lot 394 Subcommittee: The first item on the agenda was to discuss Lot 394. The Board met with the Lot 394 subcommittee at the end of July, and the subcommittee is working to prepare an overview of potential development options, based on the Sentiment Survey results from April. They've met a few times to ideate on design possibilities, for each of the top voted items from the initial survey results, and they're exploring a variety of options – at multiple price points – for consideration for the below.

- Clubhouse with pool(s)
- Green space with expanded walking trails, picnic areas, landscaping and possible pond
- Splashpad

The subcommittee is going to present options, associated costs and potential development timelines to the Board for discussion, and neighbors can expect to see more information in the coming months.

In the meantime, a final finished grade and grass will be the first improvement you can expect to see at Lot 394. The Board is also looking into getting sidewalk added via SID funds.

HOA Special Meeting and Annual Meeting: In an effort to ensure all homeowners are informed regarding Lot 394 development, the Board decided it was important to provide the following opportunities for neighbors to get more information and ask questions in advance of the final vote.

Please see the below for a high-level timeline of upcoming events:

- October – Share a final, detailed overview for all Lot 394 development options, timelines and associated costs with homeowners.
- November – Hold a Special Meeting via Zoom for neighbors to ask questions and get clarity on materials provided.
- December – Vote on final development plan for Lot 394 as part of the Annual Meeting.

The Board will continue to partner with the Lot 394 Subcommittee to prepare the detailed overview and final recommendations for the lot.

Board Positions Open for 2022: At the end of the calendar year, there will be two positions available on the Indian Pointe Board of Directors. Scott Mausbach's two-year term

as President and Mark Kuecker's term have expired. As such, there will be a two-year term for President and a one-year term for a Board Member seat open. Both Scott and Mark have expressed interest in continuing to hold their positions. However, if you're interested in running for the Board, we ask that you please send in an email with your bio information so you can be added to the final ballot for voting in December.

Recent HOA Inquiries: The Board has received a number of complaints recently regarding weeds in undeveloped and builder lots. Members of the Board have reached out to builders directly, but neighbors can also contact builders should they not see an improvement in the coming weeks.

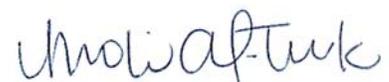
Additionally, there have been inquiries regarding the paving of Fort Street between 180th and 192nd Street. Neighbors are encouraged to please contact Douglas County Public Works and the School Board to voice your requests.

IndianPointeHOA.com: Lastly, we've received good feedback around the new website. Please continue to reference the site for future monthly meeting minutes and information regarding upcoming events for Indian Pointe. Additionally, 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 Sept. 9, 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

