

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 4306 N. 191st Street on September 14, 2021, at 6:00 p.m. Mollie Al-Turk, Shelby Beers, Mark Kuecker, Scott Mausbach and Brandon Myers, being the directors of the corporation and a quorum, were present.

The following items were discussed:

Damaged Mailbox: In August, a mailbox in Indian Pointe was damaged by a dog waste removal company. Since then, the Board contacted the company that damaged it and coordinated for someone from USPS to come out to see if the box was repairable. Unfortunately, a new pedestal and mailbox needed to be ordered and installed. A big thank you to our neighbors who had to make trips to the post office to retrieve their mail while we waited on the purchase, construction, shipping, and installation of a new mailbox. We sincerely appreciate your patience and cooperation in the interim.

Lot 394: The Board contracted with Wenninghoff to grade and seed the lot. Grading and seeding is complete. The Board is also securing bids for sidewalk installation around the perimeter of Lot 394 so the sidewalk from the park is expanded and complete.

Lot 394 subcommittee:

In addition to the Board meeting September 14th, the Board met with members of the Lot 394 Subcommittee September 23rd, to discuss and prepare the detailed overview and development options for the lot based on the Sentiment Survey results from April.

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

The Board and subcommittee have been working together to outline the estimated impact to annual HOA dues, as well as the necessity of a special assessment/collection that would be required to finance the final development project that is voted on by homeowners in December. After further evaluation, and robust discussion around how to minimize fiscal impact for homeowners, we are excited that there is potential to divide up land on Lot 394, sell four lots to builders to be developed, and then use the funds from the sale of those lots to kickstart the development of the final project and offset a special assessment and some of the estimated impact to annual dues.

In addition, there has been much conversation between the Board and the subcommittee regarding what is included and not included with the above listed development options. We have also talked about ideal scenarios for potential building/aquatic occupancy, parking, security and monthly repairs and maintenance required with each development option. We currently have 440 developed lots in Indian Pointe, and the lot numbers we are building estimates off of will be from the assumption that we have 500 developed lots at the time of development.

More information will be forthcoming, as the Board and subcommittee work to share the final estimated overview for all development options that will be available for voting in December.

Tentative plan for HOA Special Meeting and Annual Meeting:

As a reminder, the below outlines a high-level timeline of upcoming events to ensure neighbors are provided the following opportunities to get more information and ask questions regarding the development of the lot, in advance of the final vote.

- October – Share an estimate/overview for all Lot 394 development options 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 next Board meeting will be held at 6:00 p.m. on Oct. 14, 2021. The Lot 394 subcommittee will join the Board for their October meeting, to continue to prepare information and materials for homeowners. Neighbors can expect detailed information around development options for Lot 394 after that.

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

