

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 via Zoom on May 12, 2022, at 8:00 a.m. Mollie Al-Turk, Shelby Beers, Scott Mausbach and Brandon Myers, being the directors of the corporation and a quorum, were present. Mark Kuecker was absent.

The following items were discussed:

Lot 394 Opinion Poll: Thank you for your patience as the Board prepared the most recent opinion poll regarding Lot 392 – the five-acre lot adjacent to the park. We took additional time to pull together the poll, as well as the dollar value estimates associated with each potential development option, to ensure you're as informed as possible when sharing your opinions. The poll was emailed out to all primary email addresses registered with the HOA at the beginning of May.

It's so important that we hear from you regarding what you want this community space to become, and we want to thank you in advance for taking your time to complete the Lot 394 Opinion Poll. The sentiment shared via this poll will inform the Board of homeowner preference and guide next steps for the development plan for Lot 394.

The numbers referenced in the opinion poll survey have been updated from the information provided as part of the Lot 394 informational session earlier this year. The initial numbers shared were based on the assumption that we would have 500 developed lots at the time of Lot 394 development. However, due to the fast pace of our neighborhood development, the updated numbers noted in the survey assume there will be 564 developed lots at the top of Lot 394 development. (There are 564 total lots in Indian Pointe.)

Additionally, we have moved forward with subdividing Lot 394 into five lots – four residential lots and one common area lot. The common area lot will be the one we develop based on your input. The funds from the four residential lots will go to eliminate the current debt on Lot 394 in total. The HOA will then own the replatted Lot 394 and can begin to develop it based on homeowner preferences.

The survey will close Sunday evening as is the final survey for Lot 394 development preferences. Based on the survey results, the Indian Pointe Board of Directors will look to engage an architect and designer to support Lot 394 project development. Our hope is to take the designs and put them out to bid in early 2023. Once we accept a bid, we will collect a Special Assessment from homeowners to help fund the initial development of the project.

Neighborhood Surveillance: Neighborhood video surveillance will be part of the improvements selected for Lot 394. As part of the construction budget for what is developed on Lot 394, will also be neighborhood surveillance at Lot 394 and all main ingress and egress points into the neighborhood. Additional surveillance will be added at later dates when ingress and egress points are added to those points that are currently dead ends awaiting adjacent development. Those adjacent developments are not a part of Indian Pointe HOA. However, they will be accessible to Indian Pointe via public right of ways. In the

meantime, keep being good neighbors! If you see your neighbor's garage door open, please let them know. If you see suspicious activity in the neighborhood, please call the police.

Big Item Trash Day: Big item trash day is coming up on Friday, May 20. We will have four dumpsters on Lot 394 for all your large trash items. The dumpsters will be there from Friday through Monday morning, May 23, and they will be emptied as needed. Please do not overfill the dumpsters. If the trash is full, it will be emptied.

Lot Improvements: If you are planning any improvements to your lot, including installing a fence, extending a garage, building a pool, additional landscaping, etc., it needs to be approved by JS2 solutions. Jeff Seaman at JS2 solutions (jeff@js2solutions.com) will respond to submitted plans within 24-48 hours of submission.

Firework Show Donations: Please see the IP website: <https://indianpointehoa.com/event/july-4th/> for more information. A link for Venmo to donate will be posted on the website. There is no minimum and no maximum so please feel free to donate however much you would like.

The next Board meeting will be held at 8:00 a.m., on June 9, 2022.

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



