

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 August 11, 2022, 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:

Property Management Company: As we previously shared, the Indian Pointe Board of Directors has decided to engage another property management company moving forward, as we undertake building a pool and clubhouse. The Board is still working through the transition between Performance Management and Signature Property Management and partnering with our lawyers to provide a formal notice to both companies regarding the transition, which will officially take place in October.

2022 Amendment to the Declaration of Covenants for Indian Pointe: The Board is seeking to get the previous reference of the Indian Pointe Club removed from the Covenants for Indian Pointe. There are specific areas of the Covenants for Indian Pointe that referenced verbiage that is no longer relevant, since the HOA purchased Lot 394 from the developer and is moving forward with Lot 394 development. The Board is working with our attorney to ensure the covenants are amended so we can move forward.

Lot 394: Lot 394 will be subdivided into five lots – four residential lots and one common area lot. The common area lot will be the one we develop with the pool(s) and clubhouse.

After partnering with CBRE to send out Architectural Requests for Proposals, the Board reviewed a number of proposals for Lot 394 development. We are excited to share that after a comprehensive evaluation, the Board hired Architectural Offices (AO) to support hands-on planning and architectural development for Lot 394. AO is a local firm that has 38 years of experience in planning, architecture, and interiors for various clients, including Shadow Ridge Country Club, The Player's Club at Deer Creek, Capitol District Marriot Rooftop Pool and Champions Run Splash Park. We are excited to work with them on the development of Lot 394, however we cannot move forward with any specific plans with AO until the Covenants for Indian Pointe are amended. We will look to engage them once we are able to do so, and more information will be shared at that time.

Golf Cart Ordinance: The Indian Point Board of Directors has been working with our attorney, Mark La Puzza, to draft an ordinance related to the use of golf carts on public streets in the Indian Pointe neighborhood. The process has taken place via a number of Douglas County Board meetings. Initially, we requested that they draft a resolution to be taken to a meeting for discussion. There was an official public hearing and at the end of this month and there will be a meeting to determine official action. We will keep homeowners informed of any final decision regarding the use of golf carts throughout the neighborhood.

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

Handwritten signature of Mollie Al-Turk in blue ink.

APPROVED:

Scott Mausbach, President

Handwritten signature of Scott Mausbach in black ink.