

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 September 8, 2022, at 12:00 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:

Property Management Company: On behalf of the board, we want to sincerely thank Marcy Knobbe and Performance Management for all of their help with the Indian Pointe Homeowners Association. Marcy has been pivotal in the board's trajectory since our inception, through present day. We will continue to work with Marcy and Performance Management during the transition to Signature Property Management, which will officially take place in October.

As we have engaged Signature Property Management company, you will begin receiving emails to sign up for <https://www.clickpay.com/app#PayNow>. This is how dues will be collected electronically in the future.

Golf Cart Ordinance: The Board is pleased to share that the Douglas County Board hearing on the golf cart ordinance went through without incident on August 23. The Douglas County Board of Commissioners authorizes the operation of golf carts on roads within Indian Pointe between sunrise and sunset, and on roads with a posted speed limit of thirty-five miles per hour or less. The operator shall not operate such vehicle at a speed more than twenty miles per hour, and any person operating the golf cart shall have a valid Class O operator's license, and the owner of the vehicle must have liability insurance coverage for the vehicle.

The golf cart ordinance is available for reference on our Facebook page and website.

Lot 394: The Board is working through the process to subdivide Lot 394 into lots to reflect the addition of four residential lots (Lot 1, 2, 3, and 4) and a commercial lot (lot 5). We are partnering with TD2 Engineering & Surveying to get a copy of the replat (Indian Pointe Replat Four) to reflect the above.

The Board is also working to get purchase agreements going for Ideal/Trademark to purchase Lots 1, 2, 3, and 4 of Indian Pointe Replat Four for \$50,000 per lot, or \$200,000. As a reminder, Pinnacle Bank is our mortgage holder on Lot 394. Our payoff on the loan, as of August 16, 2022, was \$236,701.81 and the daily per diem is \$24.23. The Board put together a purchase agreement to get the final loan payments started.

Following Ideal/Trademark's purchase of Lot 1, 2, 3, and 4, the Indian Pointe HOA will come to the closing with the remaining cash required to pay off the existing debt on the

loan. Shelby is working to get closing scheduled with Ambassador Title at the end of this month.

HOA Grounds Crew: The HOA Grounds Crew – MGM – will be aerating and overseeding the HOA common areas and can offer aerating to individual homeowners for \$75 (standard lot) or \$95 (corner lot). They will also overseed with a blended turf fescue for an additional fee. Interested homeowners are encouraged to email Tom at Tom@MGMOmaha.com.

The next Board meeting will be held at 8:00 a.m., on October 14, 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

A handwritten signature in blue ink that reads "mollie al-turk".

APPROVED:

Scott Mausbach, President

A handwritten signature in black ink that reads "Scott Mausbach".