

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 10, 2023, at 8:00 a.m. Mollie Al-Turk, Shelby Beers, Scott Mausbach, Chris McCain, and Brandon Myers, being the directors of the corporation and a quorum, were present.

The following items were discussed:

Social Committee Selection: Thank you to our neighbors who expressed interest in serving on the Indian Pointe Social Committee. The Board deliberated and narrowed down the list of interested individuals to select a formal Social Committee of five members. We've reached out to these individuals to confirm they accept this position and will publish the new Social Committee once we have it finalized.

The Social Committee will operate as a subcommittee of the HOA Board of Directors as we partner to plan holiday events and ongoing gatherings for the community, manage and publish an events calendar, and share communication and updates regarding upcoming events with homeowners.

Lot 394 and The Indian Pointe Club: During the monthly meeting, the Board shared that they're working with CBRE to finalize the details for the pool and clubhouse and will have materials and an update to announce next week to the neighborhood.

The Board also held a special session with our attorneys to discuss financing for the Indian Pointe Club. There was discussion around the Third Amendment to and Restatement of the Declaration of Covenants, Conditions and Restrictions of Indian Pointe, which is the operative set of covenants for our neighborhood. Article II is the provision of the covenants which discusses the Indian Pointe Club, and within there is a provision that states, "In the event the Indian Pointe Club is constructed, then each Owner of a Lot within the Indian Pointe Subdivision shall be a member of the Indian Pointe Club. Each Owner of a Lot shall pay periodic membership dues in order to belong to the Indian Point Club (the "Indian Pointe Club Dues").

Article II also states that, "The periodic membership Indian Pointe Club Dues shall be paid by the Owner of a Lot as part of the Periodic Assessments charged by the Association under these Covenants. The association shall then segregate such dues and deliver such dues to the Declarant on a monthly basis. The Indian Point Club Dues shall be utilized to maintain, operate and pay for the Indian Pointe Club. The initial Indian Pointe Club Dues shall be \$55.00 per month which shall commence the month following the date the City of Omaha issues the building permit for the Indian Pointe Club. The Indian Pointe Club Dues shall be payable on a periodic basis as determined by the Declarant. The Declarant reserves the right to increase or decrease such Indian Pointe Club Dues, however, the Declarant shall not charge Indian Pointe Club Dues in excess of \$100.00 per month

without the consent of a majority of the Owners of the Lots within the Indian Pointe subdivision.”

There was detailed conversation around the Covenants for Indian Pointe, as the Board expects a building permit to be issued later this month. If so, the Association can assess Indian Pointe Club dues of \$55.00 per month in September and will increase Indian Pointe Club dues to \$100.00 per month for the month of October and each month thereafter. Specifics around Indian Pointe Club Dues will be included prior to September 2023.

Neighborhood Complaints: There have been multiple complaints about four wheelers and dirt bikes riding through the neighborhood. For the safety of the neighborhood, please call The Douglas County Sheriff if seen. Additionally, we'd like to offer a friendly reminder for homeowners that golf cart drivers need to be 16 years of age or older, unless accompanied by an adult in the front seat. For the safety of all involved, we kindly ask that you comply. The consequences of not complying could be the retraction of the Douglas County permit allowing golf cart use within Indian Pointe.

Property Management Company: Caitlin is no longer at Signature Property Management and Courtney Ueberrhein will be taking over her position. Courtney is currently in training and Signature Property Management will share this update and Courtney's contact information with the neighborhood next week. Beth has been filling in in the interim, and Signature Property Management will be doing a drive through Indian Point with Courtney later this week as part of her training. Courtney's email address is: courtney@lovespm.com

HOA Communication: As a reminder, our Indian Pointe Facebook page is for communication amongst neighbors within Indian Pointe. If you would like to share your thoughts and questions with the Indian Pointe Board of Directors, please send an email to IndianPointeHOA@gmail.com and/or reach out to property management. Courtney's new email address will be disseminated as soon as Signature Property Management is ready to disseminate it.

For more information regarding HOA Board discussions, homeowners are encouraged to visit the [“Resources” page on our Indian Pointe HOA website](#) to see all topics discussed during monthly Board meetings.

The next Board meeting will be held on September 7, 2023, at 8:00 a.m.

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

Mollie Al-Turk

APPROVED:

Scott Mausbach, President

Scott Mausbach