

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 14, 2023, at 8:00 a.m. Scott Mausbach, Chris McCain, Brandon Myers, Mollie Al-Turk, the corporation's directors and a quorum, were present. Shelby Beers was absent.

The following items were discussed:

Dues & Delinquency: In August, all homeowners received a mailer regarding the development plans for Lot 394. Included in the mailer was information regarding periodic membership dues also known as Indian Pointe Club Dues. In September, each lot owner received a statement for Indian Pointe Club Dues in the amount of \$55. Commencing October 2023, Indian Pointe Club Dues will increase to \$100 and remain at \$100 each subsequent month until the construction financing is paid in full, which is estimated at approximately five years. The construction note could be paid off sooner when additional funds are available in addition to the funds generated from the Indian Pointe Club Dues.

A sincere thank you to all residents who have paid their monthly Indian Pointe Club dues as requested or were prompt in taking care of delinquent accounts. We understand there will be a transition period as the Indian Pointe Club dues are implemented. Signature Management will send reminders to homeowners in an effort to keep dues current.

The Board has requested that Signature Property Management send statements the week of September 14, 2023, and a reminder the week of September 25, 2023, to all homeowners with outstanding balances. To keep current on accounts and in accordance with Article II, Section 1 of the Declaration, Signature Property Management will initiate the lien process for any homeowner who is still outstanding beginning on October 1, 2023.

Lot 394 - The Indian Pointe Club: Development of Lot 394 has officially begun. There was a lot of activity to grade the lot, and now the dirt needs to surge for 60-90 days. Nothing will be happening on the lot during that time to allow the dirt to settle and compact.

Social Committee: In August of 2023, five members were selected to serve on the Indian Pointe Social Committee. The committee will be invited to the October 12, 2023, HOA meeting to connect with the Board and talk through next steps to begin planning community events.

Sidewalk Responsibility: There have been questions regarding the responsibility of the sidewalks in the neighborhood community. As outlined in the Indian Pointe Covenants, Third Amendment, ARTICLE IX, GENERAL RESTRICTIONS, COVENANTS AND OTHER PROVISIONS, Section 1, subsection W: "Driveway approaches between the sidewalk and curb on each Lot shall be constructed of concrete. Should repair or replacement of such an approach be necessary, the repair or replacement shall also be of concrete and be made by the Owner. No asphalt overlay of driveway approaches will be permitted."

Airbnb: The Board has requested legal counsel respond regarding an Airbnb Home that is in violation of the governing documents. Bailey Rosecrans will update the Board as this issue progresses.

Speedbumps: Speedbumps throughout the community will need to be repainted in the spring. The SID has agreed to schedule this at the end of Q1/beginning of Q2 to allow the snow plows to come through the neighborhood.

Holiday Lights: The Board has approved Holiday Lights to be installed at the main entrances at the end of November. The grounds maintenance crew has been made aware of this approval and placed the installation on their schedules.

HOA Communication: As a reminder, direct contact to the Indian Pointe HOA should be conducted via email at IndianPointeHOA@gmail.com or the Signature representative, Courtney Ueberrhein at courtney@lovespm.com.

The next Board meeting will be October 12, 2023, at 8 a.m. via zoom.

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

A handwritten signature in cursive script that reads "Scott Mausbach". The signature is written in black ink and is positioned below the printed name of the President.