

Indigo on the Ashley (IOA) HOA Meeting Minutes

DRAFT UNAPPROVED

1.16.24

Location: Westcott Park Clubhouse

Quorum = 21

No Quorum – Information only meeting

Presiding Board of Directors (BOD)

Steve Bright, President (term expires January 2025)

Danny Winstead, Vice President (term expires January 2024)

Evelyn Turner, Secretary/Treasurer (term expires January 2024)

Steve Baker, Board Member (term expires January 2025)

Jason Perry, Board Member (term expires January 2025)

IOA Architectural Control Committee (ACC)

Dave Jones (lead)

Rich Barnett

Amy Nienstedt

1. Call to Order

Meeting was called to order at 7:05 by Steve Bright, president.

All attendees introduce themselves.

Attendees: Gerri Zimbardi, Carol Johnson, Danny Winstead, Rickie and Evelyn Turner, Steve Baker, Dave Jones, Steve Bright, Randy Harvey, Jarod Brown, Crystal Burton, Jason & Crystal, Pat & Maria Curnow, Nick & Jessica Kantzer, and Morris & Nickey Waymer. (13 homeowners and 1 renter)

By proxy: Jan & Wayne Dyer, Tammy Johnson, Gloria Guadalupe & Esther Wilkins (4 by proxy). Total homeowners 17 - **NO QUORUM**

2. Review and Approval of February 7, 2023, and August 1, 2023, Minutes

It was noted that the minutes available at the meeting is an early draft and not the most recent draft. The early draft was distributed in error. The minutes available have several typos but no content errors. The most recent draft will be posted on the IOA website. Minutes were not approved due to a lack of quorum.

- Pat Curnow wanted to know when we last had a quorum. It was reported that there was a quorum on February 7, 2023.
- Bright addressed the following New Business items from the 8.1.23 meeting:
 - Reserve Fund: Bright reported that after researching reserve funding for HOAs he found the consensus is to have two years of reserve funding. Two years of reserve funding for IOA is \$26, 240.
 - Arrears: Bright reported that there are two homeowners who have not paid their dues. Both homeowners have never paid their annual dues. Both homeowners have received multiple correspondences regarding their delinquent dues. Bright will renew the lien on both properties. Going forward, a report of items in arrears will be captured in the minutes.

3. Treasurers Report (Evelyn Turner)

The 2023 Finance Summary dated 12.31.23 and 2024 Finance Summary dated 1.15.24 were presented. Turner noted that the 2023 budget ended in a deficit of \$1,486.46. In

2023 there was an unexpected \$5,432.07 expense for replacing the broken fountain motor & light kit.

Finance Summaries were not approved due to a lack of quorum.

- Pat & Maria Curnow stated they do not receive anything for their dues. They stated they want to have the IOA lot cleaned & the trees along Berringer Bluff trimmed. Curnow stated the pond is retention pond and does not need a pump and they volunteer to clean the IOA lot. Bright stated that he would call the City about cutting the trees down. Curnow asked what would happen if the City doesn't answer. Bright stated that he would then bring it to the HOA Board. Bright reported that Jason Perry brought up the issue of people walking through the HOA lot. Bright asked the home owners what they wanted to do regarding the people walking through the HO lot. The homeowners want a fence put up. The logistics of erecting a fence were debated. Bright stated he could not give an answer now and that the board would need to look at the lot. Bright stated that he would look at the IOA lot on Saturday, January 20, 2023 at 12 noon with he goal of coming up with a solution. Bright invited all to join him on the 20th.
- Curnow and others reported there is a homeowner who has numerous items in their driveway that are in violation of the covenants. Bright reported that he has had numerous conversations with the homeowner who continues to violate the covenants. Bright reported that if the situation is not rectified by February 15th he will process a lien on the property.
- Curnow asked about the vacant house on the corner of Berringer Bluff and Indigo Fields. Bright reported that home is in the Indigo Fields Association and is currently owned by "the bank".
- There was also discussion about an unidentified person setting a bag of yard waste on fire and an attempted break in on Berringer Bluff.

4. Old Business (Steve Bright)

- There was no old business.

5. New Business (Steve Bright)

- Bright reported that the electricity bill is down due to the new pump at the retention pond.
- Front Entrance Committee (FEC)
 - Steve Baker is now representing IOA on the FEC.
 - Baker reported that Indigo on the Oaks has joined the FEC. He also stated that the shopping center declined to join and stated they would take care of their property.
 - Baker gave an update on the activities of the FEC. (1) The overgrown bushes at the front entrance will be cut out, (2) The first island which is closest to Dorchester Road will be maintained but there will be no changes as the FEC considers that a business area, (3) The second island which houses the gazebo will be improved. Baker reported the FEC has received \$7,000 in private donations for improvements to that area, (4) The sprinkler system will be activated. The FEC had budgeted \$900 for the water.

-

- Baker listed what each HOA paid in 2023 toward the front entrance: IF \$4,360.71, IOA \$2,868.89, Pointe \$2,408.87, Oaks \$1,096.52, & Terrace \$1,032.79 Baker stated the money collected from the homeowner associations is used to maintain the front entrance and pay bills such as mowing, cleaning, water / sprinkler, mulching etc.
- Baker reported that each year the FEC has the option to increase the contribution by a maximum of 10%.
- Bright invited the Berringer Bluff homeowners to share their concerns. Curnow responded that they only want what they have been asking for, for the last five years.
- Bright reminded that the HOA has three non-adjoining areas it is responsible for.
- Bright re-stated the items that need to be addressed on Berringer Bluff: overgrown trees, homeowner with junk in their driveway & IOA lot.
- Bright reported that Evelyn Turner and Danny Winstead's term on the board ends January 2024. He explained that the board positions are established by the board of directors. He asked for volunteers to take the two expiring spots (not positions). Gerri Zimbardi (Sinkler Court) and Nic Kantzer (Berringer Bluff) both volunteered. There was no quorum therefore, no vote was taken.
- Covenants
 - C Perry suggested that the quorum be reduced, the manner of voting and how meeting notices are given be revised.
 - Bright stated he continues to review and make revisions to the covenants.
- Bright brought up the possibility of selling the two IOA HOA lots to the neighbors who share the property line. He stated the board will discuss it. Winstead stated that the retention pond could not be sold because it was deeded to the HOA for the purpose of maintaining the drainage for the entire Indigo community.
- The question was asked if renters received the covenants. Bright stated that upon closing the HOA information is shared.

6. Adjourn

Meeting was adjourned approximately at 8:15PM by Steve Bright, president.

Respectfully submitted.
Evelyn Turner, Secretary/Treasurer