

Indigo on the Ashley (IOA) HOA Meeting Minutes
APPROVED BY QUORUM in 1/14/2025 MEETING

7.16.24

Location: Westcott Park Clubhouse

Quorum = 21

Presiding Board of Directors (BOD)

Steve Bright, President (term expires January 2025)

Jason Perry, Vice President (term expires January 2025)

Gerri Zimbardi, Secretary/Treasurer (term expires January 2026)

Steve Baker, Board Member (term expires January 2025)

Nick Kantzer, Board Member (term expires January 2026)

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: Barbara Simmons-White, Gerri Zimbardi, Jason & Crystal Perry, Nick & Jessica Kantzer, Billy & Janet Smith, Daphne David, David Jones, Grant Silverstein, Steve Bright, Randy Harvey, Sandra Fox, Helen Van Name, Alan Deyoe, Will Copulos, Helen & Steve Baker, Rich and Dale Barnett (16 Homeowners)

By proxy: None noted (0 by proxy). Total homeowners 16 - **NO QUORUM**

2. *Review and Approval of January 16, 2024 Minutes*

The most recent draft is posted on the IOA website. Minutes were not approved due to a lack of quorum.

- Bright addressed the following New Business items from the 1.16.24 meeting:
 - The electricity bill is down due to the new pump at the retention pond.
 - The overgrown trees on Berringer Bluff surfaced in the meeting have been addressed – the city was called and came out and provided tree service.
 - The issue of passersby walking through the 20-foot HOA lot at the back of Beringer Bluff was discussed, with viable options reviewed. A date was set to meet at property, brainstorm solutions like continued fencing, shrubs, and talked to property adjacent neighbors. No additional gatherings reported; item has been tabled.
 - Surfaced the need to update or rewrite the HOA covenants. Significant undertaking. Board will continue to discuss.
- Baker, representing IOA on the FEC reported Indigo on the Oaks joined the FEC, and new shopping center declined to join. Also summarized all HOAs in the FEC paid for 2024 and what those funds will cover for the rest of the year in planned FEC activities and expenses.

3. Treasurer Report (Gerri Zimbardi)

The 2024 Finance Summary dated 7.12.24 was presented. Finance Summaries were not approved due to a lack of quorum.

- Began 2024 at \$18,041.79. Revenue to date of \$12,310, with only 6 residents who have not paid. Expenses through June at \$6,838.05. Ending June balance at \$23,513.74, with no unexpected expenses to date
- Resident asked for detail on all arrears owed and for process moving to liens on those amounts. Bright shared list of outstanding monies owed with surrounding circumstances and calculation method for monies owed, including late fees and 18% per annum, self-compounding. Resident requested lien summary to be included with subsequent financial summaries and for liens to be leveraged annually. Bright will close out his term with liens issued on all outstanding monies.
- Bright surfaced that Havrilack has never paid in 20 years of property ownership. The HOA can start foreclosure proceedings, if desired, but will incur legal costs to do so. Community discussion ensued. Issue tabled; will proceed with additional lien.

4. Old Business (Steve Bright)

- Resident resurfaced the issue of people walking through the 20-foot lot at the back of Berringer Bluff and asked for clarification on what was done to try to get the church property owners to participate in a joint decision to close off the entire gap between the neighborhoods, not just the part owned by the HOA, which would not completely close off the thoroughfare. Ideally the church property would be included in a continuous solution. Baker and Kantzer confirmed discussions with then residents, who are not the owners, would take the issue to the church board based in North Carolina. They have since moved, and the church has only sporadic presence at the house. Baker reported that the board also went to Marsh Hall and spoke to the neighboring property owner and discussed options. It was determined that IOA HOA would need to assume all financial responsibility for any desired actions. 4-5 hours were spent in an onsite meeting, property line was also sprayed by town to confirm, and the issue has since been tabled. Also discussed the possibility of selling the parcel to either neighbor.

5. New Business (Steve Bright, Steve Baker)

- Resident asked if we could move to utilizing proxies so that we can get to quorum in meetings. Confirmed 20% or 21 households needed for a quorum and discussed the ways that the HOA can accept proxies – in writing, HOA will supply a form in upcoming newsletters and invoices, can put a form on website. Secretary needs to note received proxy votes in the meeting minutes.
- Resident asked if we should have more prominent or additional signage about alligators in the pond area. We have two signs. We have tags from the DNR if we have to remove the alligators, and additional signs are available from the DNR as well.
- Bright initiated a discussion about what we can do to make our neighborhood better and stand out from others.
 - Resident asked if we have a \$5-6,000 reserve fund for emergencies.
 - Resident asked about insurance coverage.
 - Discussion exploring the idea of combining all HOAs into open, with

standardized throughout. Others do not have the same rules or fines, and there is no recourse for some of the visually unappealing pieces seen driving from the front through to our area. Would need to broach the idea with all other HOA Boards first.

- Consider a rental occupancy maximum, potential revision to our covenants.
- Baker suggested adding sidewalks on both sides of the main roads.
- Bright will open this conversation to all residents in newsletters to solicit additional opinions and ideas.
- Baker reported 2 buyer offers received on the 4.6 acres containing the pond; \$92,000 & \$75,000 from out-of-state businesses.
- Light on pond signage to be repaired.
- \$2,775 quote to clear balance of trees to the right of the pond; will be done in the coming weeks. Volunteers have already removed some of them.
- Front Entrance Committee (FEC) update on activities from Steve Baker
 - A permit was obtained to remove deceased Dutch Elm trees. Neighbors volunteered to remove trees. Stumps were ground today. Approximately 50% cost savings.
 - There are two additional trees that are diseased and need to be dealt with; one may be taken care of by the church.
 - Many financial and in-kind donations of trees, shrubbery, etc. are in progress to continue to build out front entrance. Robust volunteer committee is working as quickly as possible.
 - The sprinkler system was repaired earlier this year.
 - In process of bidding out recurring lawn care with larger company – 5 bids received ranging from \$10,000 - \$20,000. Currently paying \$162/visit for one person, not keeping up weekly and inconsistent. Just mowing takes four hours, plus weeding and edging, leaves removal totals approximately 6 hours per week.
 - No change to the budget reported at the last meeting. Detailed report available on website and paper copies in this meeting.

6. Adjourn

Meeting was adjourned at 8:25PM by Steve Bright, president.

Respectfully submitted.

Gerri Zimbardi, Secretary/Treasurer