

Indigo on the Ashley (IOA) HOA Meeting Minutes ~ January 14, 2025

APPROVED BY QUORUM in 7/15/2025 MEETING

Location: Westcott Park Clubhouse; Quorum = 21

Presiding Board of Directors (BOD)

Steve Bright, President (term expires 01/2025)
Jason Perry, Vice President (term expires 01/2025)
Gerri Zimbardi, Secretary/Treasurer (term expires 01/2026)
Steve Baker, Board Member (term expires 01/2025)
Nick Kantzer, Board Member (term expires 01/2026)

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: Carol Johnson, John Robinson, Gerri Zimbardi, Monique DiGiandomenico, Jason & Crystal Perry, Nick & Jessica Kantzer, Billy & Janet Smith, David Jones, William Noble, Steve Bright, Randy Harvey, Sandra Fox, Helen Van Name, Janet & Henry Kehoe, Alan Deyoe, Will Copulos, Rickie & Evelyn Turner, Helen & Steve Baker, Rich and Dale Barnett, Brandt & Annette Roach (20 Homeowners)

By proxy: Aldo Sanderson, Gloria Guadalupe, Joseph & Amy Nienstedt, Steve & Joanne Kiser, Luke and Ivonne Ryker, Bob & Charlene Lisi, Stephen Mortensen (7 by proxy).

Total homeowners 27 – **QUORUM ESTABLISHED**

2. Review and Approval of July 16, 2024 Minutes

Final minutes posted on the IOA website. Minutes approved by quorum.

- Bright addressed the following comments from the membership:
 - Care and maintenance of retention pond and front entrance, and eventual costs for the upkeep of our retention pond
 - The possibility of shared costs for more robust pond upkeep
 - New Business items: utilizing proxies to get to quorum in meetings, increased alligator warning signage at the retention pond, community improvement suggestions, considering a rental property maximum, insurance coverage details, emergency reserve fund, possibility of sidewalks
 - 2 buyer offers received on the 4.6 acres containing the pond
 - Lights on pond signage to be replaced
 - Clearing trees to the right of the pond (\$2,775)
 - Surfaced the need to update or rewrite the HOA covenants. Significant undertaking. Board will continue to discuss.
- Baker, representing IOA on the FEC reported permit obtained to remove ill or deceased trees, many in-kind donations of trees and shrubbery to improve scenery, sprinkler system repaired earlier in the year, bid for new lawn care provider is underway, and no changes to the planned budget.

3. Treasurer Report (Gerri Zimbardi)

The draft 2024 Finance Summary through 12.31.2024 was presented, pending final reconciliation to bank statement. Motion to approve by Evelyn & Crystal. Finance

Summaries approved by quorum.

- Began 2024 at \$18,041.79. The year ended at \$18,268.45. Revenue totaled \$13,873, with only 4 residents who did not pay. Expenses were \$13,646.34. Misc. expense of \$2,775 for trees removed on left side of pond, and \$700 for 4 liens filed for 4 2024 unpaid dues. Reviewed all arrears owed.
- Resident asked for review of transfer fees and late fees, which was discussed.

4. Old Business (Steve Bright)

- After discussion of Havrilac's multiple liens, Bright put forward a motion that got approved to start foreclosure proceedings, which will incur legal fees, to be reimbursed along with back dues/late fees/interest if foreclosure goes through.
- Tree removal at left side of retention pond was \$2,775, most were Myrtles leaning over the pond, adding more waste into the pond each year. Will try to plant grass in this area and make room to walk all the way around the pond.
- Steve thanked Alan and Eva Deyoe who volunteered and took care of new Christmas lights and decorations, as the old ones were no longer usable.
- We had 2 alligators at the pond this past summer, we obtained the tag from the DNR to remove them if needed. Tag was returned in November, as mandated by law, since it wasn't used. We will get alligator tag for 2025 as well. Resident requested more signage for alligator warnings to be added to pond entrance area.
- Resident volunteered to take care of lights replacement for pond HOA sign, using the type that hang over the top of the sign.
- Discussed need to clean and paint the pond HOA sign, and possibly put stones in front of it, so when it rains, the dirt doesn't splash up onto the sign.

5. New Business (Steve Bright, Steve Baker)

- Discussed the annual front entrance contribution and what it covers – all the work done this past year to replace trees and shrubs, repair the sprinkler system, refresh the landscaping. We will contribute again this year, with the requested increase to cover rising costs and new, more dependable lawn care provider.
- Review of HOA current insurance policy and rising cost of approx. 10% this year. Will continue at current insurance levels.
- Bright reported that Steve Bright, Steve Baker, and Jason Perry's terms on the board end in this meeting, January 2025. He explained that the board positions are established by the board of directors. He asked for volunteers to take the three expiring spots (not positions which will be established by the new board next month). Janet Smith (Dye Makers Ridge), Will Copulos (Tyrian Path), and Mo DiGiandomenico (Berringer Bluff) volunteered. A motion was put forward by Bright and seconded by Steve Baker, a vote was taken and approved by quorum.
- ACC Committee: Dave Jones will step down as lead, but stay on the Committee, along with Amy Nienstedt, and Rich Barnett will step up to lead.
- Front Entrance Committee (FEC) update on activities from Steve Baker
 - Next project is the front island, approx. \$2,000 in additional expense, cleaning it out, putting in three trees. Five HOAs will vote and likely put this forward.
 - Discussed the importance of a fresh and impressive look to the front as the first thing potential homebuyers see when they drive in to look at homes for purchase.

6. *Open Floor*

- Thanked current/outgoing board and ACC for a job well done, and new board members for stepping up.
- Discussed the need to update the Covenants at some point soon.
- Thanked Evelyn for her work on the successful holiday movie night.
- Resident asked for a sturdier bench at the pond, and possibly more of a gathering area there.
- Discussed adding sidewalks to certain areas, and that the new city plan for Dorchester Road may include some of this around the front entrance.
- Reminder to stay safe and vigilant, and lock cars and doors, as there have been a few recent interlopers in the neighborhood.

7. *Adjourn*

Meeting was adjourned at 8:02PM by Steve Bright, president.

Respectfully submitted.

Gerri Zimbardi, Secretary/Treasurer