

JULY 11, 2020 ANNUAL MEETING OF THE MEMBERS OF THE INDIAN RIDGE PROPERTY OWNERS ASSOCIATION MINUTES

The annual meeting of the member of the Indian Ridge Subdivisions Property Owners Association (the “Indian Ridge POA”) commenced at 10:30 a.m. on July 11, 2020 at Lodge at Indian Ridge 6782 E Indian Ridge Drive.

Ann Atkins, president of the Indian Ridge POA called the meeting to order.

All officers of the Board of Directors for the Indian Ridge POA were present, to wit: Ann Atkins, Suzanne Carter, Agustin Avalos, Jason Maxfield and Russell Cline

A determination was made that a quorum was present for purposes of conducting business of the Indian Ridge POA.

Minutes from the July 13, 2019 annual meeting of the members of the Indian Ridge POA were read and approved.

The annual budget hearing was conducted by Suzanne Carter. The proposed budget for fiscal year 2000 was presented by Suzanne Carter. The assessment of \$120.00 per lot for 2000 that had been established and adopted by the Board was presented to the Members. The annual assessment for 2020 will be assess against each lot in the subdivision at the rate of \$120,00 per lot, which shall be due on December 31, 2020.

The budget was discussed, Members were given an opportunity to ask questions, a motion was made to adopt and approve the budget. The motion was seconded and approved by a majority of the Members.

Suzanne Carter also discussed the current status of collections of unpaid assessments, including a general discussion of accounts receivables and efforts to bring those accounts current.

Jason Maxfield provided a report on roads. The Members had an opportunity to ask questions.

Dave Bess provided a report on water. The Members had an opportunity to ask questions.

A discussion was also held on fire prevention issues within the fire district within which the subdivision is located.

Debbie Atwood provided report on Members in the activities of the architectural committee. Members were reminded that before any work is performed on their property, by themselves or any other person, they should read the Architectural Rules – they will need to have an approved plot plan before they dig that first shovel of dirt. Plans must be turned into and then approved by the Architect Committee first. If they have any questions, Members should contact either a member of the Board or a member of the Architecture Committee.

Russell Cline presented a proposal to add the following additional language to Architectural Requirements:

ENFORCEMENT: Whenever a condition exists that may be in violation of Section IX of the

Restated Declaration or of these Architectural & Building Requirements, the Board may provide written notice of the violation to the Property Owner by certified mail, personal delivery or by email with read receipt. The notification shall state the time limit within which to correct the violation or seek Board approval of a variance. The time limit shall not be less than 30 days and the amount of the fine shall not exceed \$1,000. The notification shall state the amount of the fine to be assessed in the event of failure to timely comply with the notification and that in the event of failure to comply with the notification Board may remedy the violation and assess the Property Owner for the cost to do so. In the event of noncompliance, the Board may assess the fine and of cost of remediation against the Property Owner as an assessment under Article VII of the Restated Declaration.

A discussion was held on this proposal. A motion was made to adopt and approve this change. The motion was seconded and approved by a majority of the Members.

An election was held for the 3-year Board Position now open as a result of Ann Atkins term expiring Robert Norman and Lori Oliver were the two candidates and both spoke to the Members. Members were given an opportunity to ask questions.

Recognition was given to Ann Atkins for years of excellent service, together with a \$100.00 gift certificate.

A motion was made, seconded and approved to close the meeting, open voting and start lunch. The meeting would reconvene after lunch.

Following lunch, the meeting was reconvened and an announcement was made that Lori Oliver was elected to the open Board position.

The meeting was then adjourned.