

**NOTICE OF ANNUAL OWNERS' MEETING**  
And  
**ACTION BY WRITTEN BALLOT**  
Indian Ridge Subdivision Property Owners' Association

Date: June 9, 2021

To Lot Owners of Indian Ridge Subdivision Property Owners' Association:

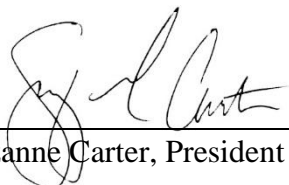
Notice is hereby given that the Indian Ridge Subdivision Property Owners' Association ("Association") will hold its annual meeting of members on Saturday, July 10, 2021, at the hour of 10:30 a.m. at the Indian Ridge Lodge. (6782 E. Indian Ridge Dr.) The purpose of the meeting is to:

- (1) Call to order – Suzanne Carter
- (2) Read and approve 2020 Meeting Minutes – Lori Oliver
- (3) Get "teller committee" volunteers for voting/ballot counting; 2 positions open.
- (4) Water Update - Dave Bess, IRWCD
- (5) Fire Update - Josh Mecham, North Sanpete Community Wildfire Council
- (6) Road Committee Update – Jason Maxfield
- (7) Architecture Committee Update – Debbie Atwood
- (8) Budget & Finance Update – Suzanne Carter
- (9) Open Discussion

Only members who are current on payment of assessments that were due as of December 31, 2020 (which is the most recent date for which assessments are due) shall be permitted to vote and will be counted for purposes of meeting quorum requirements.

Attendance at the meeting is no less than 75 percent of eligible members to establish a quorum and conduct Association business.

Please contact a member of the Indian Ridge Board of Directors with any questions.  
([www.IndianRidgePOA.org/contact/html](http://www.IndianRidgePOA.org/contact/html))

  
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Suzanne Carter, President

*IF YOU ARE STILL GETTING THIS BY MAIL AND WOULD LIKE TO RECEIVE FUTURE NOTICES AND BILLING VIA ELECTRONIC MAIL, SEND US AN EMAIL AT:*  
[IndianRidgePOA@gmail.com](mailto:IndianRidgePOA@gmail.com)

## MORE INFO

Anyone wishing to attend by dialing in to a Zoom meeting may access using the info below. **Please understand that you will not be able to vote during the meeting on the phone call. All ballots for anyone not attending in person must be returned by mail or by email ([indianridgepoa@gmail.com](mailto:indianridgepoa@gmail.com)) prior to the date of the meeting.**

Indian Ridge Annual Meeting - Zoom Meeting

<https://us02web.zoom.us/j/82331405237?pwd=RlgrWXI3RUtiQmYxME9zRWc5UDhIZz09>

Meeting ID: 823 3140 5237

Passcode: 422065

One tap mobile

+13462487799,,82331405237#,,,,\*422065# US (Houston)

+16699009128,,82331405237#,,,,\*422065# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

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You are invited to a luncheon that will take place after the annual meeting (approximately 12:30 pm.) at the Indian Ridge Lodge. **Please bring your favorite potluck item to share.** The POA will provide drinks and meat. We look forward to enjoying some good food and good company after the meeting.

Indian Ridge Lodge has reserved all the rooms at the lodge both Friday and Saturday nights for lot owners. If you would like to come stay, please call them as they have discounted the rates for us this weekend only at 435-427-3212

Each owner with a culvert on their property needs to ensure that the culvert is cleaned out and that water can flow freely through it. The culverts keep the water flowing where we want it, and not flooding and washing out our roads.

Please remember that each property owner is responsible for the removal of thistles and other weeds deemed toxic or a threat by Sanpete County. Owners who fail to prevent the growth and spread of noxious weeds may be charged by the county for weed control on their property. (A copy of the letter from the county is posted on our website.)

If you would like to participate on the Ballot/voting committee, please submit your name to [IndianridgePOA@gmail.com](mailto:IndianridgePOA@gmail.com) before the meeting. There will be a limit of 5 people. You will be provided instructions at the meeting.

## 2021 Indian Ridge POA Board Candidates

My name is **Tom Hodgson**, and I would be willing and interested in serving on the Indian Ridge Board. I love the mountain and the beauty and peacefulness it offers us!

I have over 35 years in law enforcement experience, and I currently serve as the Patrol Division Commander for the Utah County Sheriff's Office. I help prepare, manage, and oversee a large budget. I also supervise a large number of personnel within the Enforcement Bureau. In addition, I am one of the Public Information Officers for our agency. I am also honored to have been elected to serve on the board for the Utah Association of Emergency Medical Technicians. I was recently recognized for 40 years of service as an Emergency Medical Technician in the State of Utah. I founded the Shop with a Cop program in Utah County, where we have had the opportunity to help thousands of children at Christmas time. My career has been one of dedicated and professional service.

I consider myself to be a "people person" and truly enjoy meeting and getting to know others. I know that I haven't been on the mountain for as long as many of you, but I want to lend my part to make the mountain better for those generations coming behind us. I don't take this challenge lightly. But if you chose to place your faith in me and elect me to your Indian Ridge board, I assure you that I will give you nothing but my very best.

I appreciate you considering me for a board position and would be honored to have your vote!

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My name is **Eddie Jennings**. I am 53. I was born in Salt Lake City and have lived here my whole life. I love hunting, fishing, camping, and riding my atv. I love being outdoors. I have 1 daughter 25 and 1 grandson 5. I love spending time with family and friends. I love spending time on the mountain. I fish in amateur bass tournaments throughout the state. I am a welder/fabricator for Wasatch Tool & Die. I have worked here for almost 27 years now. I would love to help out wherever possible.

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My name is **Mike Dennis** and I just bought H-37 & H-38. I am an elementary school teacher, but I owned a successful landscaping contractor business for 14 years. My father and I built a cabin in Skyline Mountain Resort, and my family has enjoyed the recreational opportunities in the area for many years. I believe I can add experience and a fresh perspective, as a new property owner, to the board.

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My name is **David Dunlop**. I am interested in being involved in the Indian Ridge POA as a board member. My wife and I own lot N-20. I was born and raised in Utah and have always loved the mountains. I am excited to build a cabin in Indian Ridge that will be enjoyed by my family hopefully for generations. Building and maintaining a beautiful, safe, and welcoming community is important to me and I feel that I can contribute as a POA board member. Professionally, I am a mechanical engineer working in industrial automation where I frequently work with layouts, plans, electrical, plumbing, computers, software, and project management. I would enjoy helping in any capacity needed on the board. I look forward to meeting and working with all of the members of the Indian Ridge community.

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My name is **Steve Malan** and I'm interested in serving on the POA board. I'm a retired technology teacher who lived in Fairview for 20 years. I also served on the Fairview planning commission for about 8 years. My wife and I now live in Arizona for 9 months and live at our lots A39 - A40 in Indian Ridge for 3 months. We love the area and want to help keep it a special place. I will have no problem attending meetings while in Arizona or Utah.



Indian Ridge Subdivision POA  
BUDGET ACTUAL COSTS  
2018-2021

	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
Lot Owners	294	295	294	322
Total Lots	747	747	747	747
Exempt Lots	7	7	7	7
Billable Lots	740	740	740	740
Annual Billed Revenue	66,600	88,800	88,800	88,800
No. Lot Owners with a Balance	56 19%	72 24%	61 21%	68 21%
Total Past Due Outstanding	112,310	130,000	132,850	145,635

	<u>Jan - Dec 18</u>	<u>Jan - Dec 19</u>	<u>Jan - Dec 20</u>	<u>Budgeted Jan - Dec 2021</u>	<u>Actual Jan - May 2021</u>
Operating Income					
POA DUES COLLECTED	56,570	69,106	92,018	75,000	20,255
Expense					
BANK FEES	427	1,099	947	1,100	401
INSURANCE EXPENSE	1,245	1,209	1,355	1,250	1,243
LEGAL & ACCOUNTING	1,187	738	3,325	2,500	15
OFFICE & MEETING EXP	938	2,157	2,193	3,100	652
PROPERTY TAXES	12	13	11	15	-
REPAIRS & MAINTENANCE	2,623	12,143	4,375	5,000	425
UTILITIES	615	379	409	400	80
Total	<u>7,046</u>	<u>17,737</u>	<u>12,614</u>	<u>13,365</u>	<u>2,816</u>
<b>Income From Operations</b>	<b><u>49,523</u></b>	<b><u>51,369</u></b>	<b><u>79,403</u></b>	<b><u>61,635</u></b>	<b><u>17,438</u></b>
Capital Expenditures					
Road Improvements	37,507	70,433	48,281	60,000	27,152
Signs	-	4,108	-	-	-
Total	<u>37,507</u>	<u>74,541</u>	<u>48,281</u>	<u>60,000</u>	<u>27,152</u>