

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

Date: June 8, 2022

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 9, 2022, 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 – Agustin Avalos
- (2) Read and approve 2021 Meeting Minutes – Lori Oliver
- (3) Get "teller committee" volunteers for voting/ballot counting; 2 positions open.
- (4) Water Update – IRWCD
- (5) Fire Update - North Sanpete Community Wildfire Council
- (6) Road Committee Update – Tom Hodgson
- (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, 2021 (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.
(<http://indianridgepoa.com/contact/>)

Thank you.

Indian Ridge POA Board

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

MORE INFO

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 before the meeting. There will be a limit of 5 people. You will be provided instructions at the meeting.

Voting this year can be done in person at the meeting or by proxy. All proxy votes must be received no later than July 7, 2022, to allow time for printing and verification. We will not accept proxies at the meeting this year so please plan accordingly. Proxy forms can be emailed to indianridgepoa@gmail.com, mailed to PO Box 43, Spanish Fork UT 84660, or this year we have you may vote online by going to <https://www.surveymonkey.com/r/3CNZZYS>. If you send in more than one vote, only the most current one will be counted. Please be aware that you are not eligible to vote if your dues are not current.

2022 Indian Ridge POA Board Candidates

D. W. Crosby has been a property owner here on the mountain since 1989 and is running to replace one of the retiring board members at this year's annual meeting. His website, "Indianridgeland.com" will present some of his ideas on how to improve and develop our community and land.

D.W.Crosby
801-273-1800

I would like to throw my hat in the ring on running for one of the board positions this year. During the 5 years that I was on the Board and was chair, starting in 2015 and ending in 2020, I was instrumental and proud of the following actions happening at Indian Ridge.

- a- We completed new CC&R's, had them voted on and recorded to update to current environment up there.
- b- We changed the Board from 3 members to 5 members
- c- We created the road committee, technology committee and formalized the architecture committee
- d- We got billing done electronically and onto QuickBooks for more accurate accounting.
- e- We settled the ongoing lawsuit with Rocky Mt Power
- f- We collected over \$100k in past POA dues and got many owners current in dues
- g- We cut in new roads that has many lots with no access until now.

I was instrumental in these bigger issues as well as many smaller ones. The most important thing for me was uniting the owners on the mountain and healing some rough relationships with the owners and the previous POA Board.

We have had our cabin at Indian Ridge for 30 years. After the fire burned it down, we built again 😊 My Mom, my kids and now my grandkids have all enjoyed our time at Indian Ridge. I love my time up there and would be honored to be on the board again. Please feel free to call or email me with any questions.

Ann Atkin
801-7223-5013
AnnieAtkin@gmail.com

(continued on back)

My name is Jenny (Decker) Gabbitas, I married the man of my dreams, Robert. We have 2 FANTASTIC adult children, and 5 grandchildren ranging in age from 10 to 21. I've lived in Utah most of my life. I went to college at UVSC, I've worked as a bar tender in SLC. as a distributor for Coca-Cola, and as a CNA at Greenwood manner nursing home.

I served on the residential committee board for the Utah County Housing Authority. I was the Director of a day program for adults with disabilities, where I happily worked for 10 + years. I was diagnosed with multiple sclerosis in 1999. I have been trying to live my best life and not let it stop me.

My husband and I have been/are involved with many charities during our lifetime, including free Tibet, 9-99 Police & Sheriff Foundation, Special Olympics, LBGTQ community, Wounded Warriors of America, B.A.C.A. the Native American Tribes in Western Washington and the Four Corners area, the Humane Society, and several other programs in our community. I LOVE volunteering, helping people, traveling, anything nature, my dogs, my country, & spending time with our FUN, Amazing family.

We have a great community on this mountain and if elected, I'm looking forward to serving on the board to maintain the traditions and values of this community, but also bringing new and fresh ideas.

Thank you for your time.

Jenny Gabbitas

I am Matt Barlow and would like the opportunity to run for one of the open Board positions. I own lot C-8 but have been involved at Indian Ridge for over 30 years. As the son of Jay and Janet Barlow I got the "opportunity" to dig a lot of trenches, put in a lot of water line that services the lots now, pound in too many stakes to mark the property lines and many have spun out a little too often on the roads.

I have lived my entire life in Provo and Orem except for my time at Snow College in Ephraim. I have been married to Jen for over 20 years. During that time, we have accumulated 3 kids, 2 current dogs and more motorcycles than I dare say. I love all things involved with camping and the outdoors.

I have spent 20 years with the Lindon City Police Department. I have served in multiple positions and ranks including US Marshals Task Force, Neighborhood Emergency Teams, Firearms Training as well as Detective, Child Crimes, and Drug Task Force. As the current Sargent over patrol, I am comfortable and knowledgeable working with different people, divisions, and directions. I would love to be a part of the continued success that the POA board has brought to Indian Ridge. I ask for your support and vote this July at our annual meeting.

Respectfully,

Matt Barlow 801-867-2281

GreatBarlowski@yahoo.com

PROXY BALLOT

(Vote is for 2 positions)

Indian Ridge Subdivision Property Owners Association

Know All Men by These Presents:

That the undersigned owner(s) (or their voting member) of Lot No(s). _____ in the Indian Ridge Subdivision Property Owners Association (“Association”) hereby constitute and appoint:

- The Association’s secretary,
- _____ (name of proxy).

as my true and lawful attorney and proxy with full powers of substitution for an in the name, place and stead of the undersigned, to appear, represent, and cast votes upon those matters listed below on behalf of the undersigned at the meeting of the Association to be held at the Indian Ridge Lodge, on Saturday, July 9, 2022, at 10:30 A.M., or at any adjournment thereof. This is a limited proxy and permits the proxy appointed hereby to cast votes in my behalf as set forth below and does not authorize any additional acts on my behalf at the annual meeting.

- I specifically instruct my proxy to cast my vote in favor of the following **two** candidates for election to the Association’s Board of Directors:
 - DW Crosby
 - Jenny Gabbitas
 - Ann Atkin
 - Matt Barlow

The undersigned hereby ratifies and confirms any and all acts and things that said proxy may do or cause to be done in the premises consistent with this proxy, whether at said meeting or at any change, adjournment or continuation thereof, and hereby revokes all prior proxies heretofore executed.

Dated: _____, 2022 _____

Owner(s) or Voting Representative

*This Written Ballot must be **MAILED** or **EMAILED** directly to the Association to be received no later than July 7, 2022, to insure it is received prior to the annual meeting.*

Please send to:

*Indian Ridge POA
P.O. Box 43
Spanish Fork, UT 84660
indianridgepoa@gmail.com*

or Vote Online

<https://www.surveymonkey.com/r/3CNZZYS>

Indian Ridge Subdivision POA
BUDGET ACTUAL COSTS
2018-2022

	<u>2018</u>		<u>2019</u>		<u>2020</u>		<u>2021</u>		<u>2022</u>	
Lot Owners	294		295		294		294		338	
Total Lots	747		747		747		747		747	
Exempt Lots	7		7		7		7		8	
Billable Lots	740		740		740		740		739	
Annual Billed Revenue	66,600		88,800		88,800		88,800		88,680	
No. Lot Owners with a Balance	56	19%	72	24%	61	21%	61	21%	64	19%
Total Past Due Outstanding	112,310		130,000		132,850		132,850		100,176	

	<u>Jan - Dec 18</u>	<u>Jan - Dec 19</u>	<u>Jan - Dec 20</u>	<u>Jan - Dec 21</u>	<u>Budgeted Jan - Dec 2022</u>	<u>Actual Jan - June 2022</u>
Operating Income						
POA DUES COLLECTED	56,570	69,106	92,018	96,541	88,680	35,062
Expense						
BANK FEES	427	1,099	947	1,278	1,500	354
INSURANCE EXPENSE	1,245	1,209	1,355	1,243	1,300	1,291
LEGAL & ACCOUNTING	1,187	738	3,325	640	10,000	1,348
OFFICE & MEETING EXP	938	2,157	2,193	2,882	3,000	78
PROPERTY TAXES	12	13	11	10	20	-
REPAIRS & MAINTENANCE	2,623	12,143	4,375	1,550	10,000	1,400
UTILITIES	615	379	409	358	400	240
Total	<u>7,046</u>	<u>17,737</u>	<u>12,614</u>	<u>7,961</u>	<u>26,220</u>	<u>4,711</u>
Income From Operations	<u>49,523</u>	<u>51,369</u>	<u>79,403</u>	<u>88,580</u>	<u>62,460</u>	<u>30,352</u>
Capital Expenditures						
Road Improvements	37,507	70,433	48,281	67,469	75,000	1,800
Signs	-	4,108	-	-	-	-
Total	<u>37,507</u>	<u>74,541</u>	<u>48,281</u>	<u>67,469</u>	<u>75,000</u>	<u>1,800</u>