

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

Date: June 5, 2023

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 8, 2023, 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 – Mike Dennis
- (2) Read and approve 2022 Meeting Minutes – Matt Barlow
- (3) Get "teller committee" volunteers for voting/ballot counting; 1 position open.
- (4) Cover new policy and fines put in place this year
- (5) Water Update – IRWCD
- (6) Fire Update - North Sanpete Community Wildfire Council
- (7) Road Committee Update – Mike Dennis
- (8) Architecture Committee Update – Debbie Atwood
- (9) Budget & Finance Update – Suzanne Carter
- (10) Open Discussion

Only members who are current on payment of assessments that were due as of December 31, 2022 (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](mailto: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](mailto: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 6, 2023, 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](mailto: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/D9RH2V7> . 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.

## **2023 Indian Ridge POA Board Candidates**

### **Brenda Roper BSROPER55@GMAIL.COM Owner of Lots A 37&38**

The first thing I would like to say about myself is that I care about people. I care about the people in Indian Ridge. I believe this place is a beautiful area where everyone should be able to enjoy their time and activities while they are here. I believe in people's individual property rights and will work hard to protect them.

I have a bachelor's degree in business management and have studied many subjects including some legal education and real estate education. I believe in following the law and making decisions based on it. When I make decisions, I put legal issues and property right issues at the forefront.

From time to time, changes are made in the CC&R's. When this happens, I will work towards taking property owners' rights into consideration and keeping the CC&R's compatible with local laws. I believe in solutions that work for all parties involved and creating a fair nondiscriminatory place where people can feel comfortable on their own property.

Although I am not up here in Indian Ridge all the time, I spend quite a bit of time up here and am planning to eventually build a cabin and live here fulltime. I would like to have a place where peace and harmony can persist, and all may feel like their rights to a pursuit of life liberty and happiness are taken seriously.

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### **D.W.Crosby 801-273-1800 CONTROLCOVER@JUNO.COM**

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.

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### **Hugh Terry 801-244-2842 FLOWER.4470@HOTMAIL.COM, Owner of Lots A 14-16**

I was born in Cedar City UT. Moved to Minersville UT when I was 5 years old. Grew up in Minersville UT. I graduated from Beaver High School. Attended SUSC in Cedar City, Utah in Auto Mechanics.

Moved to Salt Lake City and worked at various jobs until I started working at Larid Telemedia as a Production manager and did so for 7 years.

From there I started my own business as a sign maker and installer for many Real Estate companies for 23 years from 1979 – 2002. Was the largest Sign company in Salt Lake City.

Decided to drive truck and owned 5 trucks for 8 years from 2002 – 2010. Was forced to retire from driving trucks due to medical problems. Started repairing cars and have done so ever since.

Indian Ridge Subdivision POA  
BUDGET ACTUAL COSTS  
2019-2023

	<u>2019</u>		<u>2020</u>		<u>2021</u>		<u>2022</u>		<u>2023</u>	
Lot Owners	295		294		294		294		342	
Total Lots	747		747		747		747		747	
Exempt Lots	7		7		7		7		8	
Billable Lots	740		740		740		740		739	
Annual Billed Revenue	88,800		88,800		88,800		88,800		88,680	
No. Lot Owners with a Balance	72	24%	61	21%	61	21%	61	21%	87	25%
Total Past Due Outstanding	130,000		132,850		132,850		132,850		122,532	

	<u>Jan - Dec 19</u>		<u>Jan - Dec 20</u>		<u>Jan - Dec 21</u>		<u>Jan - Dec 22</u>		<u>Budgeted Jan - Dec 2023</u>	<u>Actual Jan - May 2023</u>
Operating Income										
POA DUES COLLECTED	69,106		92,018		96,541		102,695		88,680	16,504
Expense										
BANK FEES	1,099		947		1,278		1,664		1,700	329
INSURANCE EXPENSE	1,209		1,355		1,243		1,291		1,507	1,507
LEGAL & ACCOUNTING	738		3,325		640		5,561		10,000	4,267
OFFICE & MEETING EXP	2,157		2,193		2,882		2,841		3,000	377
PROPERTY TAXES	13		11		10		43		45	-
REPAIRS & MAINTENANCE	12,143		4,375		1,550		18,158		20,000	17,475
UTILITIES	379		409		358		340		400	160
Total	<u>17,737</u>		<u>12,614</u>		<u>7,961</u>		<u>29,898</u>		<u>36,652</u>	<u>24,115</u>
<b>Income From Operations</b>	<b><u>51,369</u></b>		<b><u>79,403</u></b>		<b><u>88,580</u></b>		<b><u>72,797</u></b>		<b><u>52,028</u></b>	<b><u>(7,611)</u></b>
Capital Expenditures										
Road Improvements	70,433		48,281		67,469		40,753		50,000	-
Signs	4,108		-		-		-		-	-
Total	<u>74,541</u>		<u>48,281</u>		<u>67,469</u>		<u>40,753</u>		<u>50,000</u>	<u>-</u>

# PROXY BALLOT

(Vote is for 1 position)

## 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 8, 2023, 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 **one** candidate for election to the Association’s Board of Directors:
  - Brenda Roper
  - Hugh Terry
  - DW Crosby
  - \_\_\_\_\_

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: \_\_\_\_\_, 2023 \_\_\_\_\_

Owner(s) or Voting Representative

*This Written Ballot must be **MAILED** or **EMAILED** directly to the Association to be received no later than July 6, 2023, 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](mailto:indianridgepoa@gmail.com)

**Vote Online - <https://www.surveymonkey.com/r/D9RH2V7>**