

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

Date: June 12, 2024

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 13, 2024, 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 2023 Meeting Minutes – Brenda Roper
- (3) Water Update – IRWCD
- (4) Fire Update - North Sanpete Community Wildfire Council
- (5) Road Committee Update – Mike Dennis
- (6) Architecture Committee Update – Debbie Atwood
- (7) Budget & Finance Update – Suzanne Carter
- (8) Open Discussion

Attendance at the meeting is no less than 75 eligible members to establish a quorum and conduct Association business. Only members who are current on payment of assessments that were due as of December 31, 2023 (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.

The current board members up for re-election are running unopposed this year so Mike Dennis and Tom Hodgson will continue to serve for another 3-year term. The board unanimously chose to fill the open position left by Ann Atkin resigning with Cody Dennis who has volunteered to serve a one-year term, the position will be re-opened in July 2025 on the regular schedule. Due to there being no other interested candidates, there will be no voting at this year's meeting.

Please contact a member of the Indian Ridge Board of Directors with any questions.  
(<http://indianridgepoa.com/contact/>)

Thank you.

Indian Ridge POA Board

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[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.)

Indian Ridge Subdivision POA  
BUDGET ACTUAL COSTS  
2019-2023

	<b>2020</b>		<b>2021</b>		<b>2022</b>		<b>2023</b>		<b>2024</b>	
Lot Owners	294		294		294		341		345	
Total Lots	747		747		747		747		747	
Exempt Lots	7		7		7		8		8	
Billable Lots	740		740		740		739		739	
Annual Billed Revenue	88,800		88,800		88,800		88,680		88,680	
No. Lot Owners with a Balance	61	21%	61	21%	61	21%	60	18%	114	33%
Total Past Due Outstanding	132,850		132,850		132,850		120,614		130,446	

	<b>Jan - Dec 20</b>	<b>Jan - Dec 21</b>	<b>Jan - Dec 22</b>	<b>Jan - Dec 2023</b>	<b>Budgeted Jan - Dec 2024</b>	<b>Actual Jan - Jun 2024</b>
Operating Income						
POA DUES COLLECTED	92,018	96,541	102,695	74,518	88,680	10,076
Expense						
BANK FEES	947	1,278	1,664	1,479	1,700	211
INSURANCE EXPENSE	1,355	1,243	1,291	1,507	1,507	1,426
LEGAL & ACCOUNTING	3,325	640	5,561	10,423	10,000	3,600
OFFICE & MEETING EXP	2,193	2,882	2,841	2,871	3,000	504
PROPERTY TAXES	11	10	43	61	45	-
REPAIRS & MAINTENANCE	4,375	1,550	18,158	26,204	20,000	3,500
UTILITIES	409	358	340	340	400	180
Total	<u>12,614</u>	<u>7,961</u>	<u>29,898</u>	<u>42,885</u>	<u>36,652</u>	<u>9,422</u>
<b>Income From Operations</b>	<b><u>79,403</u></b>	<b><u>88,580</u></b>	<b><u>72,797</u></b>	<b><u>31,632</u></b>	<b><u>52,028</u></b>	<b><u>654</u></b>
Capital Expenditures						
Other					10,000	10,616
Road Improvements	48,281	67,469	40,753	14,540	50,000	-
Signs	-	-	-	-	-	-
Total	<u><b>48,281</b></u>	<u><b>67,469</b></u>	<u><b>40,753</b></u>	<u><b>14,540</b></u>	<u><b>60,000</b></u>	<u><b>10,616</b></u>