



DUCKWORTH-MORRIS

Real Estate

MINUTES OF THE INDIAN LAKE CONDOMINIUM
HOMEOWNERS ASSOCIATION ANNUAL MEETING
APRIL 4TH, 2024

Those present were Board members Ken Saylor along with several other homeowners and Josh Thompson, Property Manager with Duckworth-Morris Realty Co., Inc.

Mr. Thompson called the meeting to order and reported that first on the agenda was calling of roll and proxy certification. He stated that 20% representation of the homeowners was required for a quorum to be met. With 40 homes being represented by either attendance or proxy notification, a quorum was met and the meeting could proceed.

Mr. Thompson stated that the next item on the agenda was proof of notice of the meeting. The By-laws state that a notice must be given no more than 60 days and no less than 10 days. Mr. Thompson stated that each homeowner received a notice within that time frame.

Mr. Thompson stated that the next item on the agenda was reports of Officers. The Board decided that there were several topics that needed to be discussed and they would discuss each one later in the meeting.

Mr. Thompson stated that the next item on the agenda was the reports of Committees. Mr. Thompson stated that at this point, he would review the budget for the upcoming year. Mr. Thompson stated that the Association spent \$222,745.52. Mr. Thompson stated that the Board has budgeted \$213,914.00 for the upcoming year. The Association currently has \$75,551.45 in both the operating and reserve account. Mr. Thompson noted that \$44,524.00 were in Capital Improvements. A member stated that the insurance was the largest expense on the budget. Mr. Thompson stated that unfortunately it has increased the past 3 years but other agents have been contacted. Mr. Thompson noted that the budget would be posted on the website duckworth.com and the HOA fee would remain the same.

Mr. Thompson stated that the next item on the agenda was the election of Directors. Mr. Thompson stated that the current Board members were willing to serve on the Board for another year. Mr. Thompson did open up the floor for any other nominations. There were no other nominations and a motion was made and seconded to re-elect the current Board. Ken Saylor, Chuck Markin, and Vicki Jenkins.

Mr. Thompson stated that next item on the agenda was the any unfinished business. A member asked if their fence could be repaired. Mr. Thompson stated he would get someone out. A Board member asked for an update on the pool and if the tiles had been replaced/repaired. Mr.

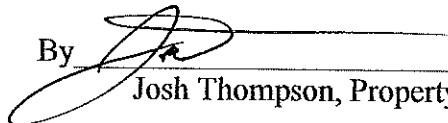
Thompson stated that it was scheduled to be repaired and the pool should be open soon. Mr. Thompson also mentioned that some of the plaster had to be repaired.

Mr. Thompson stated that the next item on the agenda was any new business. Mr. Thompson stated that's it important that contact information be provided to communicate. Mr. Thompson noted that only meeting notices were mailed and he highly encouraged owners to take advantage of the Appfolio portal. There is no charge to the owner and each owner can review past and current payments and only a few owners are not currently enrolled in the system. Please contact Duckworth-Morris for more information at 205-345-1810.

An owner asked about changing out windows. Mr. Thompson stated that if possible windows needed to match the current windows or be similar. A homeowner asked about pressure washing and the Board asked Mr. Thompson to gather prices.

There being no further business, the meeting was adjourned.

INDIAN LAKE CONDOMINIUM HOMEOWNERS ASSOCIATION

By  _____
Josh Thompson, Property Manager

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