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# DUCKWORTH-MORRIS

## *Real Estate*

MINUTES OF THE INDIAN LAKE CONDOMINIUM  
HOMEOWNERS ASSOCIATION ANNUAL MEETING  
APRIL 8<sup>th</sup>, 2025

Those present were Board members Chuck Markin, Ken Saylor, and Vicki Jenkins 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 46 homes being represented by either attendance or proxy notification, a quorum was met. Mr. Thompson stated that the meeting could proceed at this point.

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 \$206,310.11. Mr. Thompson stated that the Board has budgeted \$206,493.00 for the upcoming year. The Association currently has \$132,224.95 in both the operating and reserve account. After a few questions concerning the budget, Mr. Thompson notified the owners that the dues will remain the same for the upcoming year.

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. Mr. Thompson stated that a few buildings would be worked on and painted over the next year. The next buildings on the list are 390, 210, and 220. Hopefully, later this year buildings 530, 540, and 550 will also be completed.

Mr. Thompson stated that the next item on the agenda was any new business. A couple of buildings need new roofs. Mr. Thompson stated that he would report back to the Board. The Board wanted to remind everyone that Garbage cans should not be left out on the street. Please inform your residents that this is a violation of the Covenants and Restrictions and fines could be imposed moving forward. Also, as a reminder, each unit is allowed two cars. Having more than two vehicles causes congestion and parking issues.

There being no further business, the meeting was adjourned.

INDIAN LAKE CONDOMINIUM HOMEOWNERS ASSOCIATION

By 

Josh Thompson, Property Manager

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