



DUCKWORTH-MORRIS

Real Estate

MINUTES OF THE INDIAN LAKE GARDEN HOME
HOMEOWNERS ASSOCIATION
ANNUAL MEETING
HELD APRIL 7th, 2025

Those present were Board members, Alan Tidal, Shirley Ray, 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 60% representation of the homeowners was required for a quorum to be met. With 9 homes being represented by either attendance or proxy notification, a quorum was not met. Mr. Thompson stated that the meeting needed to be adjourned and reconvened at which time a quorum would be met since the By-Laws allow for a 50% reduction of representation. A motion was made and second. 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 30 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 \$52,550.82. Mr. Thompson stated that the Board has budgeted \$52,265.00 for the upcoming year. Currently the Association has \$80,247.28 in both the operating and reserve account and 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 second to re-elect the current Board. The Board for 2025-2026 will be Alan Tisdal, Shirley Ray, and Brandon Owens.

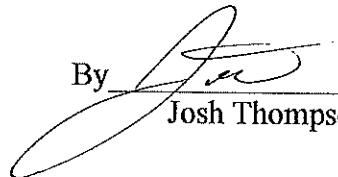
Mr. Thompson stated that next item on the agenda was the any unfinished business. A Board member wanted to remind everyone about the garbage rules. Service is only one day a week and all garbage cans should not be visible from the street. Also, garbage cans should not be set out on

the street until the night before or the morning on the day Indian Lake is serviced. Mr. Thompson stated that he would begin giving out notices concerning this issue.

Mr. Thompson stated that the next item on the agenda was any new business. Mr. Thompson stated that the painting had been approved by the Board and work would be begin in June/July. As a reminder, owners are responsible for the exterior of their building except for the paint. Mr. Thompson noted that buildings 5-10 would be painted in the first cycle and owners of these buildings should have all of their exterior work completed by mid-June. This includes replacing any rotten wood, windows, doors, and gutters. The HOA will not go back to paint once the paint is completed, so please have this work done as soon as possible.

There being no further business, the meeting was adjourned.

INDIAN LAKE GARDEN HOME HOMEOWNERS ASSOCIATION

By  _____
Josh Thompson, Property Manager

JT:jt