



DUCKWORTH-MORRIS

Real Estate

MINUTES OF THE INDIAN LAKE GARDEN HOME
HOMEOWNERS ASSOCIATION ANNUAL MEETING
APRIL 10TH, 2023

Those present were Board members Shirley Ray, and Brandon Owens along with several other members 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 that point, the quorum would be reduced by 50%. A motion was made to reconvene and 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 \$56,273.20. Mr. Thompson stated that the Board has budgeted \$48,062.00 for the upcoming year. Currently, the Association currently has \$52,710.91 in both the operating and reserve account. After a brief discussion, Mr. Thompson noted 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 elect the current Board. Brandon Owens, Shirley Ray, and Alan Tisdal will serve as Board members.

Mr. Thompson stated that next item on the agenda was the any unfinished business. A member mentioned that a few fences needed to be worked on. Mr. Thompson stated that several were on a list to be repaired and have been repaired. Mr. Thompson noted that the Board asked him to gather a list and report back with an estimate on the cost.

Mr. Thompson stated that the next item on the agenda was any new business. A Board member mentioned that trash cans are still being left out by residents on non-service days. Mr. Thompson stated that he had recently sent notices and he would reach out to the Board if needed to possibly impose fines against residents in violation. Mr. Thompson mentioned that the Board has received complaints about vehicles parking on the street and the Board wants this issue resolved. A Board member asked if "Pet" cleanup signs could be placed on the common areas. Mr. Thompson stated that he would need to talk with the other HOA since the area is "common". Mr. Thompson wanted to remind everyone not signed up for an Appfolio account to please do so. There is no charge and information pertaining to the HOA will be emailed except for required information. Please contact Lakeya at our office at either 205-345-1810 or lakeya@duckworth.com for more information.

There being no further business, the meeting was adjourned.

INDIAN LAKE GARDEN HOME HOMEOWNERS ASSOCIATION

By  _____
Josh Thompson, Property Manager

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