

Indian Lakes Condominium Homeowners Association
Annual Meeting Minutes
April 6, 2026 – 5:30 PM
Bryant Bank

Cindy Osborne, HOA Manager with Duckworth-Morris Real Estate, called the meeting to order.

There were 11 homeowners in attendance and 11 proxies submitted, for a total of 22 votes represented. Therefore, a quorum was established (20%). The Meeting will proceed at this point. Board Members present were Ken Saylor and Church Markin, Vicki Jenkins was unable to attend.

Cindy 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. Cindy stated that each owner received a notice in the mail and by email, if one is on file, within this time frame.

The previous meeting minutes were approved. Homeowners were advised that all meeting minutes, along with the budget and other association documents, are available on the Duckworth-Morris website.

Cindy presented the financial report and explained the need for an increase in monthly dues to \$225. After brief discussion, the budget was approved.

Delinquent accounts were reviewed, and homeowners were reminded that accounts more than one year past due will be turned over to collections.

Homeowners were also reminded of ongoing issues related to trash disposal and pet waste and were asked to remain mindful of community standards.

Cindy reported that Units 23, 530, 540, and 550 are scheduled for repairs and painting in late summer to early fall. Additionally, the retaining wall and fence behind Unit 380 will be repaired shortly.

A request was made by residents of the 330 building for the installation of gutters. Cindy advised that the Board will take this request under consideration.

There was discussion regarding potentially changing the exterior paint color and/or replacing with vinyl siding in the future to reduce long-term maintenance costs, as repainting is currently required every 5–8 years. This was referred back to the Board for further investigation.

The pool opened on April 1, 2026. A new filter was installed in March. The current gate code is **4529***. Plans are in place to transition to a key fob/cell phone access system in 2027, with installation anticipated in late 2026.

Additional updates included:

- Evaluation of roof replacements for select buildings
- Replacement of several pool chairs and removal of damaged chairs
- **Reminder to review and share the updated Rules and Regulations previously distributed to all homeowners**

Homeowners were advised that enforcement of the updated rules will begin the following week, including towing enforcement for violations.

All current board members agreed to remain on the board for another term, and no additional nominations were made.

Following a question-and-answer session, the meeting was adjourned.