

Indigo at the Lake Board of Directors Meeting
July 18, 2024

I. Call to Order:

President of the Board, Al Skrepcinski called the meeting to order at 4.05 p.m.

II. Board of Directors and Lambeth Management persons in attendance:

Directors: Robin Stiles, Allen Igielski, Tim Slone, Al Skrepcinski, Doug Wyatt, and Bill Victory. Also present was Marci Wortman of Lambeth Management.

III. Verification of a Quorum:

Al Skrepcinski verified that a quorum was present.

IV. Approval of Minutes from Jun 20th, 2024 Meeting:

Al made a motion to approve the Minutes, Allen gave the second approval.

V. Items of Business:

A. Marci Wortman, Lambeth gave an update on the Financials.

Balance Sheet:

The operating account increased from \$28,915 to \$33,840. Net cash is \$28,551 which is the operating less prepaid dues.

The Capital Reserve balance increased from \$52,211 to \$56,176.

Accounts receivable increased from \$2,103 to \$3,795.

Income Statements:

Expenses for the month were normal excluding \$980 for shrubs and \$747 for homeowner maintenance request at units 1, 3, 23, and delivery of trash grates.

B. Gutter Cleaning - Marci will get new quotes for cleaning gutters 2 time a year. Once in December after leaves have fallen and late may, early June. Marci will ask to get a discount for the 2nd cleaning.

C. Paving of parking areas for bldgs., 6, 8, and 10 as well as the 2 cul-de-sacs. - The city has confirmed that they are responsible for the 2 cul-de-sacs and is looking into why they were not paved along with Indigo Lake Ter. The parking areas for 6, 8, and 10 look to have been resurfaced back in 2016. Marci to follow up with the city as to how they determine (PCI), when to pave, and how many years does a surface last.

D. Board decided to stick to the original roofing schedule for the 2 remaining roofs planed in 2026 and 2027.

E. Marci will ask Turfmaster to quote replacing rocks on the corner of the entrance to building 8 with pavers to reduce the mess of rocks being kicked up by trucks.

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- F. 8 ILC HOA due notification – Marci will reach out to the executor of property to notify them of the HOA new payment system.
- G. Board approved tree trimming of units with branches touching roofs or structures. Marci has a list of units and will schedule with TRL.
- H. New HOA board positions were assigned; President - Al Skrepcinski, Vice President – Bill victory, Treasury – Doug Wyatt, Secretary – Allen Igielski
- I. Home owner New Requests and Issues

Open Issues:

- 15 and 17 ILT crape myrtle tree treatment – Marci will schedule with Davie tree.
- ILT 8-C Driveway Drain issue - Marci provided a quote that was not budget acceptable. All Rebecca originally wanted is to have a new trench dug off the side of her driveway that has worked in the past. Al will dig the trench and see if that resolves her issue.
- 5 ILC Side Walk repair request - Marci will get quotes to fix a section of sidewalk that has created a trip hazard.
- 5 ILT Driveway culvert – Marci will contact Skye Plumbing to quote unblocking culvert.

Closed Issues:

- N/A

VI. Schedule Next Meeting:

Sep. 19th, 4:00 pm. at Robin Stiles. Board to discuss 2025 budget.

VII. Adjournment:

Al made a motion to adjourn the July 18th, 2024 Meeting.

Respectfully submitted,
Al Skrepcinski, Mr. Secretary