

Indigo at the Lake Board of Directors Meeting
June 20, 2024

I. Call to Order:

President of the Board, Rebecca Leigh called the meeting to order at 5:30p.m.

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

Directors: Rebecca Leigh, Allen Igielski, Tim Slone, Al Skrepcinski, and Bill Victory. Also present was Marci Wortman of Lambeth Management.

III. Verification of a Quorum:

Rebecca Leigh verified that a quorum was present.

IV. Approval of Minutes from Apr 11, 2024 Meeting:

Rebecca made a motion to approve the Minutes.

V. Items of Business:

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

Balance Sheet:

The operating account increased from \$25,917 to \$29,915. Net cash is \$23,346 which is the operating less prepaid dues.

The Capital Reserve balance decreased from \$57,257 to \$52,211.

Accounts receivable decreased from \$2,958 to \$2,103.

Income Statements:

Expenses for the month were normal.

B. Bldg. 8 & 10 ILT Shrub replacement – Turfmaster planted new shrubs at buildings 6, 8, and 10.

C. 10 Indigo Cove Roof replacement – Completed.

D. Clogged downspouts - Marci will contact A Paneless about them not verifying downspouts are clear. 8 Indigo Cove had 2 downspouts clogged with years of debris as did unit's 8-F and 6-E.

E. Storm Drain debris guards – Guards have been placed on the grates by Lambeth.

F. New paving on ILT brought up a discussion regarding cul-de-sac paving in the future. Should a fund be set up for future paving and should we get quotes for future budgeting purposes.

G. Should the HOA consider moving up roof replacement of one of the remaining 2 roofs this year?

H. Turfmaster was asked 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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I. Home owner New Requests and Issues

Open Issues:

- 17 ILT and a couple others are still awaiting a quote for diseased crape myrtle tree treatment.
- ILT 8-C is waiting for parking area in front of garage drainage issue quote.

Closed Issues:

- N/A

VI. Schedule Next Meeting:

July 18th, 4:00 pm. at the Robin Stiles. (Since we will be electing officers and welcoming a new HOA member, it might be better to meet in person) A zoom meeting has also been set up if needed.

VII. Adjournment:

Rebecca made a motion to adjourn the June 20th, 2024 Meeting.

Respectfully submitted,
Al Skrepcinski, Mr. Secretary