

# Minutes of Indigo at the Lake Homeowners' Association Annual Meeting and Election to the Board of Directors

## June 4, 2025

### I. Call to Order:

Meeting took place in the clubhouse of the Lake Jeanette Swim and Tennis Club. President of the Board, Al Skrepcinski, called the meeting to order at 6:10 p.m.

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

Directors: Robin Stiles, Alan Igielski, Tim Slone, Al Skrepcinski, and John Gibson. Also present was Marci Wortman of Lambeth Management.

### III. Verification of a Quorum:

Marci verified that a quorum was present.

### IV. Approval of Minutes from 2024 Annual Meeting:

Al made a motion to approve the Minutes, John gave the second approval. Approval affirmed without dissent.

### V. Financial Report:

- A. Marci Wortman gave an update on the Financials through April; going through the numbers for current assets and capital assets.

The operating account decreased from \$15,392 to \$14,769. Net cash is \$12,101 which is the operating less prepaid dues. The Capital Reserve balance increased from \$78,701 to \$81,881 (Roofing - \$21,519 & Other - \$60,362) with the monthly deposit and interest.

- B. Question from the Floor about item 5055, Insurance, that year to date expenditure was greater than budget. Marci explained that the HOA paid the annual bill upfront to take advantage of available discount.

- C. Question from the Floor about item 6625, Labor, since expenditures to date already exceed annual budget. Marci explained that aging infrastructure required more maintenance. Some amount in capital reserves could be pivoted to operating budget if needed. More detail on labor was to be provided.

### VI. President's Report

Al Skrepcinski discussed accomplishments within the community over the past year.

1. Replaced various shrubs that have died at buildings 6, 8, and 10, and side-by-side units.
2. Installed a driveway channel drain at 8-C
3. Main roads were paved by the city, but they left the cul-de-sacs unpaved. Work was done to get the city back out to pave them.
4. Boulders were added on the corner coming down into building 8 parking area. Delivery trucks and garbage truck were cutting the corner continually, making a mess.
5. We contracted to have gutter cleaning twice a year instead of once a year. Next cleaning should be June 10<sup>th</sup> – 11<sup>th</sup>.
6. Tree branches touching structures were trimmed back.
7. Culvert and drain were cleaned and rip-rap added between 3 & 5 ILT
8. Sidewalk section replaced at 5 IC
9. Railing and brick repairs were made at 10 IC
10. Spruced up mail-boxes, one new, painted some posts, and added new numbers.
11. Cracks were filled in both the concrete driveways and asphalt parking areas at buildings 6, 8, & 10.
12. Major brick facade work was repaired at 5/7 ILT due to privacy wall shifting, pulling the brick away from the units.

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13. Replaced two pet clean-up signs and one handicap sign located at building 10. Worked with The Point to cover the cost and to maintain the signage in the future.
14. Parking stripes and handicap symbols were painted in parking areas for buildings 6, 8, and 10
15. The March 16<sup>th</sup> hail storm has allowed us to get the 2 remaining roofs (4, 6/8 IC) replaced by insurance. Marci has been working with M.I.G. roofing and Auto-owners ins. to schedule the work. \$17,018 – 4 IC, \$32,234 – 6/8 IC. \$2,500 deductible per building. Big savings to Indigo!
16. Pressure washing on exterior surfaces for the side-by-side units will happen this fall.
17. There are 11 declaration amendments that were found during an investigation for the side-by-side units that are now posted on the Lambeth website. They were created as the units were constructed and contain common element information that pertains to the side-by-side units that are not part of the original declaration that is listed.

We had a few plumbing and leak issues over the year that were addressed as well.

**VII. Open Forum and Discussion:**

- A. Question about rotation for treating decks and painting. History is that decks were treated in 2018 and 2022. Patios in stacked units were last treated in 2023. Al said that painting is being more spaced out to save on costs and to prevent paint build-up. Powerwashing will be performed to maintain appearance of units.
- B. Discussion about roofs and budgeting. Marci said that 4 IC and 6/8 IC are the last units to need new roofs. Estimate of repair cost - \$17,018 for 4 IC and \$32,234 for 6/8 IC. Marci is waiting for final report from insurance company to determine net cost to Indigo HOA.
- C. Suggestion from Floor that water pressure regulators be installed in units to mitigate high pressure that can cause pipe failure. Board agreed that a reputable contractor should be invited to review the complex and deliver an opinion on cost and feasibility. Also, recommendation that owners be informed about the need to periodically replace water heaters to prevent catastrophic leaks.

**VIII. Nominations and Election of 3 Board Members:**

- A. Three prospective members – John Gibson (currently on the Board), Al Skrepinski (currently on the Board), and Jean Camp submitted nominations
- B. No additional homeowners were nominated from the floor
- C. John made a motion to approve candidates, Alan seconded the motion
- D. Candidates elected by affirmation

**IX. Adjournment:**

Al made a motion to adjourn the Annual Meeting. Robin seconded the motion and was affirmed without dissent. Next meeting of the Indigo Board of Directors is July 10 at 4pm. Officers will be selected at that meeting.

Respectfully submitted,  
Alan Igielski, Secretary