

2024 Indian Wells HOA Annual Mtg.



Agenda

- Call Meeting to Order
- Certify Proxies and Establish a Quorum
- Certification of Mailings
- Approval of Meeting Minutes
 - 2023 Annual Meeting minutes
- President's Report
- Financial Report
- New Business
 - 2024 Board of Directors
- Adjournment

President's Report

Focus of 2020:

Major Projects & Continued Business Process Improvement

- Executed maintenance projects – Wall & Gate repair & painting, Street resurfacing
- Installed camera system at gate to aid authorities with any legal investigation
- Create fine appeals committee & implement fining process

Focus of 2021:

Major Projects & Governance Documents Preservation

- Installed aerator for south lake to pilot lake water quality via aeration
- Installed community message board
- Installed new gate call box
- MRTA Document submission

Focus of 2022:

Major Projects & New Rule

- Addressed N LB damage from EF-0 Tornado, planting irregularities, inadequate watering, and end of life
- Installed message board
- Created a rule to make addressing LB fairer financially for Owners with LBE's

Focus of 2023:

Major Projects & Governance & Communications Improvements

- Addressed S cul-de-sac LB overgrowth
- Created new website w/ greater capabilities to improve communications w/ Owners & business partners
- Working more closely with Stahlman to improve communications and follow-up

LB – Landscape barrier; LBE- Landscape barrier easement

Our New Website

IndianWellsHOA.net is now IndianWellsHOA.com



Welcome to

Indian Wells Golf Villas at Lely Resort



About our community

The Best of Everything is a good way to describe our community. Indian Wells Golf Villas is a gated community consisting of 44 neatly manicured single family homes located in the prestigious Lely Resort.



Lely Resort

Residents have 3 championship golf courses to choose from as well as many other world class amenities and recreational choices in our community and close by.



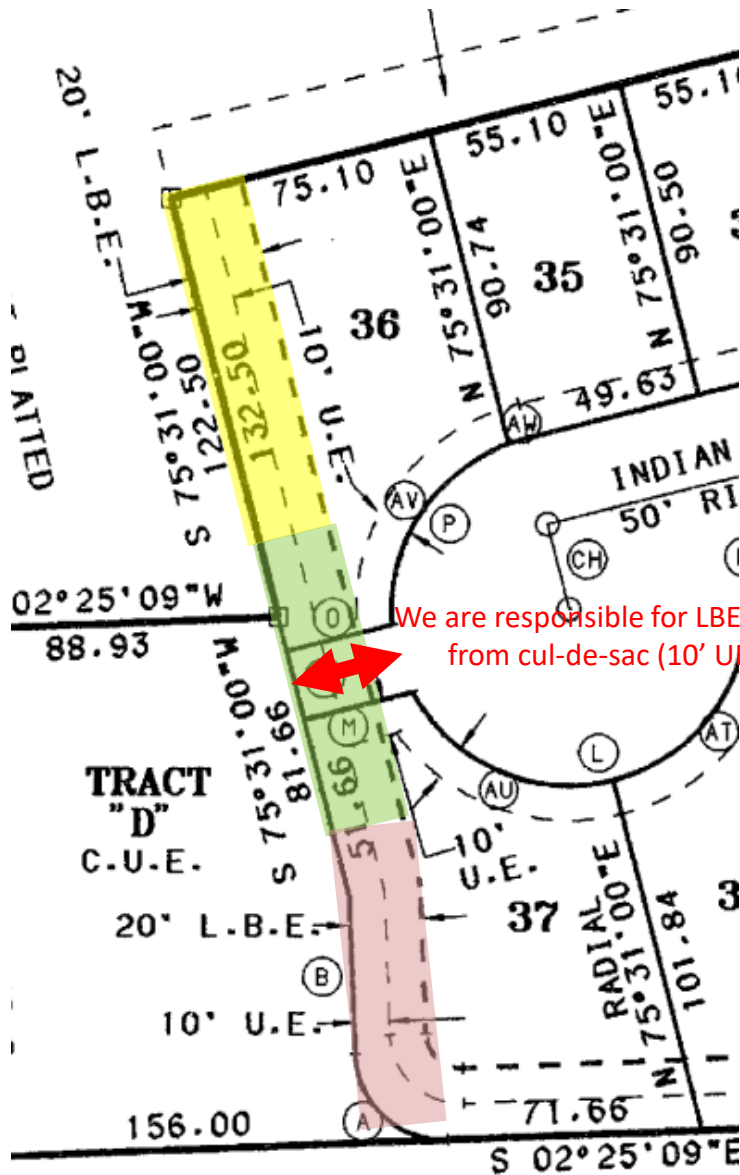
Get Involved

We encourage all residents to get involved with our Indian Wells HOA and help make a difference in our community. Whether it's by volunteering for a committee, attending a meeting, or simply staying informed about association news, your participation is valuable and appreciated.

New website pages in addition to previous pages :

- NEIGHBORHOOD NEWS
 - Replaces periodic newsletter
- ARC-ARCHITECTURAL REVIEW
 - Page dedicated to ARC stuff
- CONTRACTOR COMMUNICATIONS
 - Used to improve communications and follow-up with our business partners & contractors
- DRAWINGS, PLANS & DOCS
 - Includes original neighborhood development plans as well as plans for our various projects
- ISSUES, PROCESSES & REF.
 - Used to improve communications & follow-up between Anchor and our Board

South cul-de-sac LBE project



We are responsible for LBE up to 30' deep from cul-de-sac (10' UE + 20' LBE)



Work by Goodwin Landscaping and paid for by lot 36 (8481) owner in 2023



Scope of work by Stahlman and paid for by HOA in 2023



Financial Report - 2023 in review

- Estimated expenses & budget were \$108,880
- Actual expenses were \$103,874
 - This excludes any accrued expense which should be minor)
- Budget surplus is ~\$5000
- We had an operating balance of \$48,174 at the end of 2023
 - This is ~5.3 months of operating cashflow falling between the recommended 3-6 months
- We had a reserve balance of \$32,047 at the end of 2023
 - This is lower than we should have at this time saved for reserve funding items

It appears from the Proxies, there is community agreement to carry the surplus forward to 2024. It is recommended that we deposit \$4k of the surplus into the reserve account to bring it more in line with where we should be

This would bring the operating account balance to a little less than 5 months cashflow

Financial Report - 2024 Budget

- Estimated expenses are \$111,584
- Quarterly fee is \$634/quarter
 - <2.4% increase from 2023

2024 Community Involvement

Board of Directors

- Meagan Billings
- Pat Buchenroth
- Bill Fox
- Tricia O'Hare

ARC

- Kathy Fox
- Mike Billings
- Barb Wietzes

Community Manager: Michael Cohen, CAM
Anchor Associates, Inc

Any volunteers?

Any questions, issues, or suggestions?