

Indian Wells Golf Villas

Homeowners Association, Inc

Annual Meeting Minutes

Saturday, January 25, 2025

CALL MEETING TO ORDER - Meeting was called to order at 11:01AM

Certify Proxies and Establish a Quorum: Michael Cohen certified the proxies and established the required quorum of nine (9) owners was surpassed. Seventeen (17) owners were present in person or by proxy.

Approved Meeting Minutes – Pat made a motion as amended to approve the 2024 Annual Meeting minutes. Bill Fox seconded, and the motion was carried unanimously.

NEW BUSINESS

Presidents Report – Delivered by Pat

- Ponds – The board will revisit the maintenance of the ponds (color of water and algae buildup). Was there a contract signed for ongoing maintenance or was it a one-time service? Andrew Fox (Tiger Island neighborhood) from LCDD offered information about what maintenance is done in other community ponds.
- Landscape – An in-depth report was submitted by the ARC Committee outlining landscaping challenges, suggested remedies, and issues that will be addressed by the board.
- Fixing electrical at the front of the entry – we need to determine what the needs are and the best long-term
- Mulch – Unfortunately there was a discrepancy/miscommunication between the amount/areas we needed covered and what was installed. Also, questions about the color/dye in the mulch.
- Mailboxes – discussed refurbishing – uniform painting and new numbers
- Road – resurfacing still looks good; we will continue to build our financial reserves so we are eventually prepared to replace when needed
- Street Lights – have been working
- Board plans on obtaining bids from several possible landscape vendors for a future multi year contract which would begin in 2026.
- Please note: Bill Fox created a PowerPoint for the Annual Meeting and the cover shot he used of the signage on the front entry looks great. This is an older photo that shows the wall a lighter color which highlights the IW name/logo and there was limited low foliage in front to accentuate the design. The overall appearance in that photo was much better than the present condition.
- Other vendors to speak with: Walter, Mario
- Financial Report

- We are building up a surplus of cash for our reserve fund to address future capital expenses (i.e. road replacement)
- Currently, we have 5+ months of operating reserves on hand.
- Quarterly Owner assessment is \$663/quarter.
- Full financial details listed in the Annual Report Presentation
- OWNER COMMENTS
Questions were asked about the company that handles the entry call box. Is there a contract? Can we look at another vendor?
 - Gate – passcode issues, entry code for vendors,
 - Christmas decorations looked lovely. Possibly, additional decorations can be added.
 - ARC Committee
 - Andrew Fox – 8464 Indian Wells – requested the approval of paint colors for the house
 - 8401 – Issues repairing the deck, using other materials without approval; and lighting issues.

INTRODUCTION OF 2025 BOARD OF DIRECTORS

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

RESULTS OF PROXY VOTES

All proxies were counted and tallied by Michael Cohen, Anchor Associates, Inc.

Rollover of Excess Funds

Should any excess amount of funds collected for the operation of the Community in fiscal year 2024 be rolled over for use to pay operating expenses in the fiscal year 2025?

Yes 17 **No** 0

ADJOURNMENT 11:47 AM

ORGANIZATIONAL MEETING

CALL MEETING TO ORDER - Meeting was called to order at 11:48 AM

APPOINTMENT OF OFFICERS – Bill Fox - President, Meagan Billings – Vice President, Pat Buchenroth – Treasurer and Tricia O'Hare – Secretary

ADJOURNMENT 11:50 AM

Michael Cohen, CAM

Anchor Associates, Inc. – for Indian Wells Golf Villas Homeowners' Association, Inc.