

Meeting Minutes – Annual Budget Meeting of the Indian Trail HOA Board of Directors

Date: October 29, 2024

Time: 7:00 PM

Location: Community Pool

Board Members in Attendance:

Darlene Louderback (President)

Antoinette Gilkes (Vice President)

Ralph DiGiacomo (Secretary)

Amy Knickerbocker (Treasurer)

Raymond Alfini (Director)

Notes:

The meeting was called to order at 7:02 PM by President Darlene Louderback and roll call was taken. The minutes from the Quarterly Meeting which took place on September 3, 2024, were read and approved by a vote of 5-0. The Treasurer's Report was read. Several items were discussed including possible shortfalls in budget categories due to unforeseen expenses. These categories included sprinkler repairs, electricity, office supplies, pool maintenance, and accounting.

The 2025 Proposed Budget was presented and suggested no increase in HOA Dues for 2025. Discussion ensued regarding some of the categories previously discussed during the Treasurer's Report and the consensus was that if we are short now, and we do not raise the HOA dues for 2025, we will be short again. Darlene proposed an increase of \$20.00 per quarter which was discussed by all members. A vote was taken and the 2025 budget was approved with a \$20.00 per quarter increase. Effective January 1, 2025, the dues will be \$850.00 per unit per quarter.

There was a brief discussion about final violations that have been sent out and the upcoming Grievance Committee meeting to be held via Zoom. That meeting will be held on November 20, 2024.

There were numerous discussions with some of the residents that attended the budget meeting:


Unit 96 –


- Discussion ensued regarding a tree that has leaned over the fence at the rear of his property and into his yard. The owner was advised that this is not an HOA tree and that if it is in his yard, he can remove it. The owner was also notified that the removal of any pine tree in our community requires a certificate from the Village.
- The owner of 96 also told the board that the resident living in the house behind his unit in Huntington Woods is burning vegetation in his yard. The board advised the owner of unit 96 to call the fire department the next time this happens so they can cite the person


burning the vegetation. Once the citation is given, the police can be called out the next time and they will be able to take action.

Adjournment: The meeting was adjourned at 8:15 PM by President Darlene Louderback.


Respectfully submitted,
Ralph DiGiacomo (Secretary)

| Unit # | Name | Signature |
|--------|-----------------|---|
| 102 = | RALPH DiGiacomo |  |

| | | |
|-------|--------------------|---|
| 111 = | Darlene Louderback |  |
|-------|--------------------|---|

| | | |
|------|------------|---|
| 11 = | RAY ALFINI |  |
|------|------------|---|

| | | |
|-----|----------------|----------------|
| 6 = | Alex MacGregor | Alex MacGregor |
|-----|----------------|----------------|

| | | |
|------|-----------|---|
| 96 = | Dawn Diaz |  |
|------|-----------|---|