

Indian Oaks Homeowners Association
P.O. Box 903
Quinlan, Tx 75474

NOTICE OF ANNUAL MEMBERSHIP MEETING

To: All members of the Indian Oaks Homeowners Association

Notice is hereby given that an annual membership meeting will be held at 10:00 AM on February 3, 2024, at Tawakoni Chamber of Commerce, 100 W. Hwy 276, West Tawakoni, Texas 75474.

- Call to order 10:10
 - Reading of minutes of last meeting read by joshua maxwell
 - Presentation of Financial Reports Year Ending 2023 presented by Greg Sprinkles
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1/30/2024

Profit and Loss Statement - Last year
1/1/2023 through 12/31/2023 (Cash Basis)

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Category	1/1/2023- 12/31/2023
INCOME	
Uncategorized	145.85
Other Income (Business)	359.42
Annual Assessments	17,175.00
TOTAL Other Income (Business)	17,534.42
Sales (Business)	1,525.00
TOTAL INCOME	19,205.27
EXPENSES	
Advertising (Business)	
Website	407.84
TOTAL Advertising (Business)	407.84
Charitable Contributions	500.00
Common Area Maint	4,400.94
Street Repairs	9,491.80
TOTAL Common Area Maint	13,892.74
Insurance (Business)	1,401.61
Leaseback	125.93
Office Expenses (Business)	357.85
Postage and Delivery (Business)	359.72
Prof and Legal Fees	1,000.00
Supplies (Business)	714.79
Utilities (Business)	
Electricity	702.91
Water	561.73
TOTAL Utilities (Business)	1,264.64
Venue Rental	100.00
TOTAL EXPENSES	20,125.12
OVERALL TOTAL	-919.85

Balance Sheet - As of 12/31/2023
(Cash Basis)

1/30/2024

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Account	12/31/2023 Balance
ASSETS	
Cash and Bank Accounts	
Intermediate Receipts	684.42
NP Basic Business Checking XX3073	12,480.13
TOTAL Cash and Bank Accounts	13,164.55
Other Assets	
Customer Invoices	-1,127.05
TOTAL Other Assets	-1,127.05
TOTAL ASSETS	12,037.50
LIABILITIES & EQUITY	
LIABILITIES	
Other Liabilities	
TOTAL Other Liabilities	0.00
TOTAL LIABILITIES	0.00
EQUITY	12,037.50
TOTAL LIABILITIES & EQUITY	12,037.50

Matters to be discussed and conducted at the meeting are as follows:

1. Election of Officers

Nominations:

Ramsey Lindsey – President
Pam Reed – Vice President
Gregg Sprinkel –Treasurer
Josh Maxwell - Secretary
Wendy Dimmette – At Large

Election was announced, ballots distributed, voting open till 5pm

2. 2024 Budget Ratification

Proposed Budget

INCOME	
Interest Charged	\$ 200
Annual Assessments	\$ 17,175
Fees Charged	\$ 5,200
TOTAL INCOME	\$ 22,575
EXPENSES	
Website	\$ 400
Fire Dept. Contributions	\$ 500
Common Area Maint	\$ 4,400
Street Repairs	\$ 9,500
Insurance	\$ 1,400
SRA Leaseback	\$ 125
Office Expenses (Business)	\$ 350
Postage and Delivery (Business)	\$ 360
Prof and Legal Fees	\$ 1,000
Supplies (Business)	\$ 750
Electricity	\$ 700
Water	\$ 600
Meeting Venue Rental	\$ 100
TOTAL EXPENSES	\$ 20,185

Budget proposed , Voted all in favor, no opposed All member voting

3. Updates on Build-to-rent homes.

- a. Disorderly properties within new construction, Enforcement of bylaws to maintain properties has been taken.

4. Update on Cluster Mailboxes

- a. Cluster mailboxes for new construction, Post Office specified Cluster boxes for new construction. Now would be the time to address this issue. Requirement for safety, curbs, sidewalks. Working with city officials, Arrowhead HOA, and petitioning US representatives to take action to prevent USPS from forcing HOA homes to convert to cluster mail boxes.
- b. Motion to find representation and cost (all in favor)

5. Open Forum – Limit 3 minutes per person, 15 minutes total.

- a. Grass road maintenance and grading off of Indian Oaks
- b. Welcome committee Discussion
- c. Dues and payments
- d. Apartment complex maybe within the HOA governance

- e. Dock access code discussion
- 6. Meeting adjourned 11:21.



Josh Maxwell, Secretary