



Indian Summer HOA Board of Directors
Board of Directors Meeting – Forth Monday of Each Month

President, Vacant

Vice President, Jeff Lawrence

Treasurer, Vacant

Secretary/Treasurer, Jeanne Johnson

Member At-large, MaryAnne Lindeblad

Indian Summer Board of Directors Meeting Minutes

March 23rd, 2026, at 3:30PM, Hybrid @ Clubhouse and Teams Meeting

- Call to Order - 3:32PM
- Establish Quorum
 - David Skinner, Jeff Lawrence, Jeanne Johnson, MaryAnne Lindeblad, Board of Directors. Alison Rodgers and Kelli Smith with Trestle Community Management
- Open Forum - 20 minutes
 - Nancy Watkins - Delivering Pet Committee Items
 - Bill Mosley - Vacant position, portal January financial report has issues, portal is missing documents. Did we get things transferred from VIS to Trestle. Portal only allows download not for review. Policy COM-06 Driveways, Paths, Sidewalks.
 - Don Lewis - President resigned as of today, should recuse himself from voting
- Approval of February 23rd, 2026, Meeting Minutes
 - MaryAnne Lindeblad called the motion to approve, Jeanne Johnson seconded the motion. The board majority carried this motion.
- Financials
 - February 2026
 - No discussion was made
- Board Member Updates
 - President resignation - David Skinner addressed resignation of Present Board Member role.
 - Vacant board member position - Two open positions, 3 volunteers have submitted forms
 - Jeff Lawrence motioned to nominate Gerald Hamilton to fulfil the term ending in November 2027, Jeanne Johnson seconded the motion. Jeanne Johnson and Jeff Lawrence approved the motion, MaryAnne Lindeblad abstained and David Skinner abstained. The board majority carried this motion.
 - MaryAnne Lindeblad motioned Bill Mosley to be appointed to the second vacant board member position. David Skinner seconded the motion. Jeff Lawrence opposed, Jeanne Johnson opposed. The motion does not carry.

- Monthly out of scope charges
 - David Skinner encouraged the ownership to sign up for FrontSteps & sign up for paperless statements
- Committee Updates
 - Maintenance Committee Update
 - Pet Committee
 - Recommended dog waste stations should be placed in the reserve budget
- Old Business
 - 501(c)4 status
 - The board is in the process of identifying a tax attorney to provide an opinion to the board.
- New Business
 - Budget 2027
 - 2027 Operating Budget Timeline Proposal & 2027 Reserve Budget Timeline Proposal
 - Finance Committee - Two budget timelines that operate on separate time schedule. A policy has been created, the Finance Committee requested the board to approve.
 - Jeff Lawrence motioned to approve the operating and reserve budget timelines and policy as presented, Jeanne Johnson seconded. The board majority carried this motion.
 - Fin-01 Policy Change (revision to existing policy)
 - Jeff Lawrence called a motion, Jeanne Johnson seconded the motion. The board majority carried this motion.
 - Fin-XX Reallocation of Budget Process (new policy)
 - Jeanne Johnson calls motion, MaryAnne Lindeblad seconded the motion. David Skinner opposed. The board majority carried this motion.
 - Rockefeller Capital Management Resolution
 - Reserve account needs to be updated with board members who have access to that account.
 - Jeff Lawrence called a motion, MaryAnne Lindeblad seconded the motion. The board majority carried this motion.
 - Resolution from the board to have monthly transfers made (HOA Reserve to RCM)
 - Ro explained the allocation of monthly assessments.
 - Board will be initiating transfer each month
 - Jeanne Johnson motioned to move reserve funds to Rockefeller Capital Management. Jeff Lawrence seconded the motion. The board majority carried this motion.

- CedCore Proposal / Contract
 - Contract ended 2025 reserve study
 - Entered into 1 year contract with CedCore
 - Jeff Lawrence motioned to approve the CedCore proposal and contract. MaryAnne Lindeblad seconded the motion. David Skinner opposed as the committee recommended for a 1 year contract.
 - Jeff Lawrence amended the motion to pass the CedCore contract for one year, Jeanne Johnson seconded the motion. The board majority carried this motion.
- Lacey Community Grant Application
 - Jeanne Johnson motioned to approve the submittal of the application. Jeff Lawrence seconded the motion. The board majority carried this motion.
- Delinquent Accounts
 - No late fees for March. Late fees will begin April 10th
- Paperless Statements
 - Talk to neighbors about signing up for paperless statements
- Pet Committee
 - Volunteers to join
- 2026 Holidays
 - 11 federal holidays that the board wants to post so the ownership knows what they are
- Snow / Ice services
 - Increase of cost for snow removal / ice services. It is prohibited at this point in time. As a reminder, residents are responsible for their own safety and driving habits.
- Next Meeting Date - Monday, April 27th, 2026 @ 5:30PM
- Adjourn - 4:29PM