



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

President, Vacant
Vice President, Jeff Lawrence
Treasurer, Gerald Hamilton
Secretary, Jeanne Johnson Member
At-large, Vacant

Indian Summer Board of Directors Meeting Minutes April 27th, 2026, at 5:30PM, Hybrid @ Clubhouse and Teams Meeting

- Call to Order - Jeff Lawrence called the meeting to order at 5:32PM
- Establish Quorum
 - Jeff Lawrence, Jeanne Johnson and Gerald Hamilton, the Indian Summer Board of Directors.
 - Alison Rodgers, Community Association Manager with Trestle Community Management
 - 3 Lot owners online
 - 17 Lot owners in person
- Open Forum - 20 minutes
 - An owner would like a copy of the tax filings. The owner noted that Board Work session Minutes and Board Meeting Minutes are not posted. The owner spoke about the current board vacancies and their self-volunteer.
 - The board noted there was no board work session in January.
 - An owner noted individuals walking through the community with a clipboard. Individuals were marketing a pressure washing company. Owner requested a larger sign private property / no soliciting sign
 - Motion to close open forum at 5:36PM
- Approval of March 23rd, 2026, Meeting Minutes
 - Gerald Hamilton called a motion to approve the March 23rd, 2026, Meeting Minutes. Jeff Lawrence seconded the motion.
 - March 23rd, 2026, minutes are approved
- Financials (Gerald Hamilton)
 - March 23rd, 2026
 - Operating \$153,857.36
 - Reserves \$184,943.15
 - Investments \$910,998.96
- Board Member Updates
 - Vice President - No update
 - Secretary - No update
 - Treasurer - No update

- Committee/Team Updates
 - ARB - 5 ARB applications approved, 2 pending ARB applications
 - Maintenance
 - Landscaping contractors are back on summer schedule, every Thursday moving forward
 - Irrigation will be activated in May 2026
 - Reserve funded projects that will be completed this summer
 - The mailboxes will be unavailable for service during the sidewalk project. Contact local Post Office for arrangements
 - Finance
 - 2026 Budget process has begun
 - Communications - No update
 - Events - No update
 - Nature Preserve
 - Announced next meeting - May 6th
 - A landscaping service was provided at the Nature preserve area
 - New plants were planted
 - Pet
 - In contract with LawnDoodle. Will start May 8th, 2026 - end of August 2026
 - Includes 1x weekly service including restoring pet waste bags
 - Security - No update
- Executive Session as per 64.90.445
 - Accounting waiver for homeowner
 - Jeanne Johnson motions to move into an executive session at 5:47PM, Gerald Hamilton seconded the motion, and Jeff Lawrence agreed. The board majority approved the motion to move into Executive Session.
 - The board called the meeting back to order at 5:52PM
 - Jeanne Johnson called a motion to approve the accounting waiver for owner acct #9501, Gerald Hamilton seconded the motion. The board majority approved the accounting waiver
- Management Update
 - Jeff Lawrence spoke with the president of Trestle Community Management
 - The board announced a termination with Trestle Community Management, the Management contract will terminate on June 30th, 2026.
 - Jeanne Johnson called a motion to terminate services with Trestle as per the contract and without cause. Gerald Hamilton seconded the motion. The board majority approved the motion.
- Board Member Selection
 - Vacant Board Member Seats – Two open seats
 - Gerald Hamilton motioned to appoint Terry Rupp to fill the first vacant position, Jeff Lawrence seconded the motion. The board majority approved this motion
 - Terry Rupp to fill vacant position expires in November 2026

- Gerald Hamilton motioned to appoint Don Lewis to fill the second vacant position, Jeff Lawrence seconded the motion. The board majority approved this motion
 - Don Lewis to fill vacant position that expires in November 2026
 - Board Positions
 - Jeff Lawrence - President
 - Don Lewis - VP
 - Gerald Hamilton - Treasurer
 - Jeanne Johnson - Secretary
 - Terry - Member at Large
- Old Business
 - 501(c) 4 Status
 - The board provided a statement / recommendation received from legal counsel
 - IRS is expecting 2025 return 1120H - not exempt
 - Fin 01 Annual Budget Process (Revision to existing Policy) 4/22
 - Jeanne Johnson announced the approval of the Policy
 - Fin 09 Reallocation of Budget Process (New Policy) 4/22
 - Jeanne Johnson announced the approval of the Policy
- New Business
 - Rescind ARB Resolution dated January 26th, 2026, due to errors
 - Jeff Lawrence motioned to rescind, Jeanne Johnson seconded. The board majority approved
 - Approve new ARB Resolution as published effective April 27th, 2026
 - Jeff Lawrence motioned to approve, Gerald Hamilton seconded the motion. The board majority approved the motion
 - Approve Maintenance request for Reserve funds for \$4129.95 for crack seal
 - Jeff Lawrence motioned to approve, Jeanne Johnson seconded the motion. The board majority approved the motion
 - Approve Security request for Reserve Funds for \$4619.47 for Rainier Entrance Gate for RFID Long Range Reader
 - Jeanne Johnson motioned to approve, Gerald Hamilton seconded the motion. The board majority approved the motion.
 - Approve 2 new team members to Security Team
 - Douglas Kernutt
 - Jeanne Johnson motioned to approve, Gerald Hamilton seconded the motion. The board majority approved the motion.
 - Michael Lingg
 - Jeanne Johnson motioned to approve, Gerald Hamilton seconded the motion. The board majority approved the motion.
- Next Meeting Date May 11th, 2026, 5:30PM - Board work session
- Next HOA Meeting Date May 26th, 2026, 5:30PM
- Adjourn - 6:10PM