



Indian Summer HOA Board of Directors
Board of Directors Meeting Minutes
May 25, 2026

Board Members Present:

President, Jeff Lawrence
Vice President, Don Lewis
Treasurer, Gerald Hamilton
Secretary, Jeanne Johnson
Member At-large, Terry Rupp

- 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.
 - 6 Lot owners online
 - 22 Lot owners in person
- Open Forum
 - An owner requested the fee for garage sale participation be waived.
 - An owner asked about status of document request.
 - An owner asked about termination of Management contract – were 3 bids obtained.
- Approval of April 22, 2026, Meeting Minutes
 - Gerald Hamilton called a motion to approve April 22, 2026, Meeting Minutes. Jeff Lawrence seconded the motion. All approved. Motion carried.
- Treasurer Report (Gerald Hamilton)
 - April 2026
 - \$12,000 deficit year to date
- Committee Updates
 - ARB – No report
 - Maintenance
 - Looking for Volunteers
 - Finished sidewalk work
 - Finance
 - 2026 Budget worksheets are due July 1, 2026
 - Communications - No report
 - Events - No report

- Nature Preserve
 - No report
 - Pet
 - Waste stations being serviced
 - Security - No report
- Board Update:
 - Management Services: The Board stated there were an additional unbudgeted \$2500 a month in costs. Board feels they cannot afford to keep the current management company due to budget deficit.
 - 501C Status: Received an additional letter from the IRS. Once Audit is completed the 2025 tax return for will be filed.
 - Reserves: The Board voted to forgo the budgeted reserve transfers for July and August 2026.
Motion: Gerald, 2nd Jeanne. All approved. Motion Carried.
 - Rockefeller Account: Signature card was updated to reflect Jeff, Gerald and Don as signers on the account.
Motion: Gerald, 2nd Jeanne. All approved. Motion Carried.
 - Executive Session as per 64.90.445
Jeanne Johnson motions to move into an executive session at 6:00PM, 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 6:08PM
 - Board approved the request for an accounting waiver for owner acct #131002260,
Motion: Jeanne, 2nd Gerald. All approved. Motion Carried.
 - The Board voted to initiate a new management agreement with VIS as of July 1, 2026.
Motion: Gerald, 2nd Jeanne. All approved. Motion Carried.
 - Next Meeting Date June 8, 2026, 5:30PM - Board work session
 - Next HOA Meeting Date June 27, 2026, 5:30PM
 - There being no further business to discuss the meeting was adjourned at 6:15PM