



Indian Summer HOA Board of Directors
Board of Directors Meeting Minutes
June 22, 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 5:35PM
- Establish Quorum
 - Jeff Lawrence, Terry Rupp, Jeanne Johnson and Gerald Hamilton, the Indian Summer Board of Directors.
 - 4 Lot owners online
 - 19 Lot owners in person
- Open Forum
 - An owner questioned the Board's objective in changing management companies to save money, noting that the cost of mailing statements was cited as a reason for the change. The owner suggested that eliminating mailed statements under Trestle would have resulted in savings comparable to the VIS setup fee and asked why a management company change was necessary. The Board responded that owners who do not receive statements are less likely to make timely payments, which could increase delinquencies, and noted that additional fees were also a factor in the decision.
 - An owner raised questions regarding the Association's 501(c) tax status and whether a resolution had been adopted concerning the change in management companies. It was clarified that no resolution had been adopted regarding the 501(c) tax matter. The Board stated it would provide additional information regarding when the decision was made to change management companies.
 - An owner requested that information regarding trespass laws be shared with the community, as residents have been entering the construction site of a new home. The owner expressed concern that someone could be injured while on the construction site.
 - **Approval of May 26, 2026 Meeting Minutes**
Don made a motion to approve the May 26, 2026, Meeting Minutes.
Terry seconded the motion. All Directors voted in favor. Motion carried.
Don called for a motion to approve the June 8, 2026 Meeting Minutes.
Terry seconded the motion. All Directors voted in favor. Motion carried.

Board Member Reports

None.

Committee Updates

- **Architectural Review Board (ARB)** - No report.
- **Maintenance**
Work is underway to update the Rainier entrance.
The committee is exploring alternatives to volunteer maintenance of the planter boxes.
Street striping is being scheduled and is expected to have minimal impact on the community.
The swale near the nature preserve is scheduled to be maintained within the next few weeks.
- **Finance** - No report.
- **Communications**
Welcome packets are being redistributed once finalized.
A community welcome event is being planned for late August or early September.
- **Events**
The Summer Picnic is scheduled for August 8 and will feature a traditional BBQ and a DJ.
The annual garage sale is scheduled. The committee discussed eliminating the participation fee.
Planning for the Christmas party is currently underway.
- **Nature Preserve**
Mosquito activity has increased.
- **Pet Committee**
Waste stations are being serviced. Residents were encouraged to use their own bags when possible.
- **Security**
Issues with the Rainier gate continue. The Board is awaiting replacement parts to determine whether they resolve the problem.

Management Company Update

Owners should have received billing statements from VIS. Residents were encouraged to complete the contact information form to ensure Association records remain current.

ARB Resolution

The Board considered a resolution delegating authority to approve architectural requests outside of Board meetings and rescinding the previously adopted ARB resolution.

Motion: Jeff **Second:** Jeanne **Vote:** All approved. Motion carried.

Appointment of Nominating Committee Chairperson

Jeannie Johnson was appointed as Chair of the Nominating Committee.

Motion: Jeff **Second:** Don **Vote:** All approved. Motion carried.

Upcoming Meetings

Working Session: July 13, 2026, at 5:30 p.m.

Board Meeting: July 27, 2026, at 5:30 p.m.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 6:26 p.m.