

Indian Lookout Homeowners Association
First Quarter Meeting February, 24, 2026 @ 5:30 pm
Lander Library Conference Room A/B

Board Meeting Agenda - Open Session

Call to order:

Roll call:

Board Members -

HOA Residents -

Open Forum: Each resident may express their concerns for up to five (5) minutes. A board member may give a brief response. Speakers must observe proper behavior and rules of decorum. Speakers may not transfer their time to others.

Emailed concern - Lights on houses-- at Christmas time especially, a house next to us has bright white lights. We wonder if there could be a time when people turn those off??? Put them on a timer, like 11:00 PM? I doubt that people would have a problem with that, but who knows. It's just too bright for all night.

Concern - the other day I was walking the upper path and I counted 40 piles of dog poop from the fire pit to the walk entrance by the two evergreen trees. I also noticed multiple piles on the other part of the path. This is disgusting! I have to pull my dogs off the grass in fear they will be stepping in poop. On a sunny day the stench is unbearable.

- Pet Waste: Owners must remove pet waste and dispose of it in a garbage receptacle www.landerwy.gov. City ordinance.
- Violation of a city ordinance - Maximum Fine: Violations of city ordinances (such as zoning or general regulations) are typically punishable by a maximum fine of \$750.00 per violation.

Approval of Last Meeting's Minutes:

Presentation of Reports:

Treasurer's Report -

Manager's Report -

Committee Reports - (pond, mowing, ditch, ?)

Travis Gallo - The US Army Corps of Engineers Regulatory Office in Cheyenne has received my email (see below). They confirmed over the phone that they are preparing a formal response and expect to provide it to us shortly. They also indicated that they will help clarify our options.

Email to the US Army Corps of Engineers Regulatory Office:

Good evening,

As a property owner in the Indian Lookout subdivision in Lander, WY, I have been asked by the HOA president to get the latest information regarding our southern common area pond. We would like to confirm that the pond is exempt from federal wetland jurisdiction after the SCOTUS 2023 WOTUS decision. We would like to consider making changes to the pond or surrounding area, if they are legally feasible and cost-effective.

Additionally, if WOTUS no longer applies, would we be able to obtain a certified letter stating that WOTUS is no longer applicable and the pond is exempt from USACE jurisdiction?

Thank you for your assistance in this matter. If I have directed this email to the wrong location, please let me know the proper point of contact. A map of the pond has been attached;

<https://maps.app.goo.gl/D9S6PFd5M1osKi5a8>.

Pete Logue - Pond burning

Old Business:

Travis volunteered to head the Pond Mitigation Committee, Virgil Bauman volunteered to head the Commons Maintenance Committee (board vote)

Dues increase to \$200/year due April 1-30 delinquent there after.

Plan for broken water lines Espinosa and Sweeny

Determination of drainage ditch between 245 Chapman St. and 325 Chapman St.

New business:

Need of a Service contract for Services rendered (purpose)

How to move forward with the review of the covenants and Bylaws (purpose)

Set tentative dates for the remainder of open meetings and annual meeting.

Adjourn:

Executive Session: Closed to Residents