

**Indian Lookout Homeowners Association  
Second Quarter Meeting May 12, 2026 @ 5:30 pm  
Lander Library Conference Room A/B**

<u>Items to Discuss</u>	<u>Discussion Points</u>
Call to Order	Called to order by Maggie.
Board Members in Attendance	Nancy Brumsted, Gayla Hammer, Dave Brinda, Maggie Gowen
HOA Residents in Attendance	Randy Kraft, Ray and Mary DeFelici, Chris Schiebe, Melody K.
Vote to accept 5/12/26 agenda	
<b><u>Announcement</u></b>	The spring cleanup was a huge success! Another big thank you to all that showed up and helped out.
Accept minutes from the February 24, 2026	1. Gayla made a motion to accept the minutes from Feb. meeting and Nancy seconded the motion.
<b><u>Open Forum:</u></b>  1. Corp of Engineers  2. Financial information be updated and shared with homeowners.	1. Corp of Engineers and Correspondence: Maggie shared information she received from Travis Gallo: The documents that have to be submitted have not been accepted at this time. A delineation study had been completed by Tri-Hydro to designate the area as a wet land area. It was like an environmental study. Once the study was completed, it was submitted to the Corp of Engineers. There is a certain amount of time before the designation expires, which is being researched.  2. The homeowner feels that homeowners should be shared with the financial information. The homeowner contacted the state to find out procedures for filing a complaint with the Attorney General's Office. She is not planning on filing a complaint at this time, but wanted the board to know her concern. She doesn't feel like the figures on documents were not meant to defraud the homeowners. In the future, she would like more accurate information to be shared with everyone. Dave Brinda explained the data was a projection of expenses.  3. Pete: May 13th for Espinosa.

<p><b><u>Email Concerns</u></b></p>	
<p><b><u>Reports</u></b></p> <p><b><u>Treasurer's Report</u></b> -</p> <p><b><u>Committee Reports</u></b> - (pond, mowing, snow removal, ditch, ?)</p>	<ol style="list-style-type: none"> <li>1. Dave Brinda shared the treasurer's report and the number of missing HOA dues.</li> <li>2. Nancy made a motion to approve the treasurer's report and Gayla seconded it.</li> <li>3. Spraying of weeds needs to be done. Help is needed for the spraying of the weeds. Melody and Chris are interested in helping to mow and help with spraying weeds. Information about chemicals is requested.</li> <li>4. Scott - will purchase a new sprayer to replace the broken one (approx \$25 at ACE) and 2 - \$100 gas cards are needed.</li> </ol>
<p><b><u>Old Business Updates</u></b></p>	<ol style="list-style-type: none"> <li>1. Spraying of invasive species and mosquito larvae by Weed and Pest.</li> <li>2. The area in the upper commons area needs to be worked on in the Fall.</li> <li>3. Plan for broken water lines Espinosa and Sweeny: May 12th. Where is the break and who is responsible for it? Should the water line be repaired that is broken? We want to maintain the water rights for the subdivision. Hand digging needs to be done at Sweeny's house due to fences.</li> <li>4. Make a donation of \$20/meeting to the Fremont County Public Library.</li> </ol>
<p><b><u>New Business</u></b></p>	<ol style="list-style-type: none"> <li>1. Homeowners would like to be notified when spraying for invasive species and mosquitoes happens.</li> <li>2. Pete: Gate is broken on part of the ditch. One pump needs to be replaced</li> </ol>

	<ol style="list-style-type: none"><li>3. Review and approve Service Contract</li><li>4. Maggie introduced this subject: Review of the Covenants and Bylaws: Amended Bylaw 8a Meetings, Covenant Sections 15 Fences and Section 16 Parking.</li><li>5. Determination of drainage ditch maintenance between 245 Chapman St. and 325 Chapman St. will be maintained by the property owner.</li><li>6. HOA funds will not be used for beautification or social events. Flowers in pots, picnics will not be hosted unless people in the neighborhood organize the events.</li><li>7. No garage sale will be organized by the HOA.</li><li>8. Two board positions are open: President and Treasurer</li><li>9. The third Sunday in October is supposed to be the annual meeting: Bylaws: must be approved to change this date.</li></ol>
<b>Adjourn Meeting</b>	The meeting was adjourned.