

Indian Trail Villas

Board Zoom Meeting

10/07/2021 1900

ATTENDEES Darlene Louderback (President) Antionette Gilkes (Vice President) Amy Knickerbocker (Treasurer) Ellen Flynn (Secretary) Coonie Oldekamp (Director) Joni Saunders (Director)

Meeting was called to order at 1900 and dismissed at 2030.

AGENDA

Last Meeting Follow-up

1. Minutes read from 07/29/2021 and approved by the 6 attendees
2. Miller Fence Survey complete. Building permit obtained for fencing around the pool area. Approximately 90 % of supplies have been obtained. Picket Fence anticipates starting in the next couple of weeks.
3. 5 contractor painting estimates obtained and reviewed with the board
4. 4 pool resurfacing estimates obtained and shared with the board.

New Business

1. Voted 6 out of 6 for Mario Painting to do our painting job. Price of \$82,000 to include pool deck, pool building, pump house, buildings, painting front doors and garages, guard gate sign and inside screen enclosures. Caulking of windows and doors also included.
2. Vote 6 out of 6 for Grace Pools to do pool resurfacing for \$12,800 which includes Diamond Brite Super Blue with bond coat, 2 new pool ladders to new code with isolated hand grips. Replace radius pool steps tile to a nonslip type to code. They will replace gutter grate drain covers and

main drain covers. Replace the two light bulbs and add new seals and replace all depth markers.

3. The awning/ canvas at the pool is rotted with pin size holes throughout.
4 Estimates obtained . Voted 6 out of 6 for Tropical Awning to replace for \$5,900. They will clean the frame,clean up rust and paint to match the fence.
4. Discussed contracts on wood,however, the board had not had a chance to review so no vote was held today.
5. Discussed possible loans to help bring up reserves. Vote was done and 3 to 3. Some felt we needed to review the budget more thoroughly.
6. There was a question from a community member about a \$10,000 reserve in the budget from a special assessment fee from last year which is specifically marked for Fines.He wanted to know if it would be returned. Darlene will be checking on.

ACTION ITEMS

1. Darlene to get back to us about the question regarding the \$10,000 balance in assessment fee.
2. Grace Pools to be notified on Monday for acceptance of the pool offer.
3. We will review wood estimates and vote on the next meeting.

NEXT Meeting AGENDA

Budget planning at next meeting within the next month