

January 2026 Meeting Minutes - Approved

Meeting Date:	Jan. 19, 2026	
Meeting Called to Order:		5:00 PM via zoom
Board of Directors (5)		Present
James Smith, President		<input checked="" type="checkbox"/>
Dorene Quesnel, Vice President		<input checked="" type="checkbox"/>
Anne Welsh, Treasurer		<input checked="" type="checkbox"/>
Kristin Leavitt, Secretary		<input checked="" type="checkbox"/>
Kara Roseen, Member at Large		<input checked="" type="checkbox"/>
Property Management Associates:		
Rob Eno		<input checked="" type="checkbox"/>
Ted Gamache		
Homeowners Present: (3 units)	Joan Bowker / Dan Close Ten Eyck Swackhamer Paige Savage	

Reporting form

PLEASE use the reporting form on the Indian Creek website to submit all non-emergency:

- requests
- observations of damage and/or repairs needed on Common Property.
- complaints

Using the reporting form provides the PM and Board an opportunity to assess, and/or respond to reports prior to our meetings. This can save valuable meeting time for the business items on the agenda.

Owners of RENTAL UNITS: Be advised that these minutes are distributed to Owners only. You are responsible to communicate pertinent information to your tenant.

In case of emergency, contact Property Management Associates:
802-660-3315
Our website is: www.indiancreekcondos.org.

**2026 Monthly Fees are \$430, due on or before the 1st of each month.
The 2026 Roof and Road Assessment of \$1,475 is due no later than June 1, 2026.**

Agenda Item	ACTION ITEMS
Call to Order	5:00 PM James called the meeting to order. Rob noted that the Zoom meeting must end at 6:30 due to another commitment.
Selection of Officer Assignments 2026	Discussion was held, motions made and the following positions were approved: James Smith, President Dorene Quesnel, Vice President Anne Welsh, Treasurer Kristin Leavitt, Secretary Kara Roseen, Member at Large Dorene will provide the meeting minutes for this meeting only with Kristin responsible for minutes starting in February.
Update Banking Signature Authority	James make a motion to revise the banking signature authority to the following three officers: James, Dorene and Anne. All Board members unanimously approved.
Approval of Minutes:	The November 2025 meeting minutes were unanimously approved, with no changes.
Financial Reports	Anne reported on the status of the savings accounts and transfers to the Reserve Account. Dorene suggested a year-end report to summarize the 2025 year end Spending, as it compared to the 2025 Budget, with explanations on any significant differences. It was suggested she submit an example to the BOD.
Accounts Receivable	As of 12/31/2025, Delinquent fees total \$1,409
Website owner reports	Joan raised a complaint about the postal service over-stuffing the mailboxes. <i>Board members replied that a sign has been posted to remind the postal delivery carrier(s). Until such time as they return to making daily deliveries, this may occur. Future complaints can be made to the post office (Pine St) directly.</i> Ten Eyck asked if the tree stumps near his unit would be removed and the trees replaced. <i>Board members replied that many trees were removed from the property in the Fall of 2025. From the 2025 walkthrough, there is a plan remove those tree stumps and a number of others, from the lawns this summer. It is most economical to remove them in bulk. That work will be quoted in the Spring. There is no current plan or budget to replace any trees due to higher spending priorities at this time.</i>
Old Business	
Pool Gate Lock:	Rob reported that the pool lock in hand is a keypad version. This was ordered by the previous Property Manager. Rob will assess it, and others, and report to the Board prior to or at the next BOD meeting.
Admin Rules Revisions	Dorene made a motion to officially accept and post the updated Administrative Rules presented to owners and discussed at the Annual Meeting in December 2025. There was a second and the motion was approved unanimously. PMA will distribute to all owners and have them posted on the website.
Tennis Court Next Steps 2025 Survey Updates	Postponed due to meeting time constraints:

see next page

New Business		Action Items
Chimney Inspection	One unit failed the 2025 chimney inspection report. PMA will contact the unit owner.	Remaining actions from that report, to be addressed, include some units where owners were not home at the time of inspection, some wood-burning units that were missed, and determination of any chimney inspection requirements for units with gas fireplaces.
Community Projects Executive Session	Postponed due to meeting time constraints:	
Adjourned the open portion of the meeting: 6:30PM		
The next regular meeting is 2/16/2026		
<i>The Indian Creek Board Meets on the third MONDAY of each month at 5:00 pm via Zoom. Homeowners will receive notification via email.</i>		