

Indian Creek Association

Annual Minutes - December 12, 2023

Meeting Called to Order: 6:08pm via Zoom

Board of Directors	Present	REMINDERS:	
Anne Welsh, President	✓		
Kristin Leavitt, Vice President	✓		
James Smith, Treasurer	✓		
Maura Fitzgerald, Secretary	✓		
Prue Milnes, Member At Large	✓		
Property Management Associates:	Beau Fisher Caleb Kelley		
Homeowners Present:	#4 - Suzanne Scannell #14 - Beth Alpert #15 - Dan Connelly #19 - Mary Glass #21 - Bedi Beeli #23 - Janet McSorley #25 - Melinda Tate #26 - Corinne Long #29 - Wendy Hatoum #30 - Rhonda Hayward #32 - Dorene Quesnel #34 - Betty Navin #36 - Lani Ravin #39 - Karen Mills #43 - Ten Eyck & Leslie Swackhamer #46 - Joan C. Bowker #52 - Adam Paine #56 - Marguerite Myers		
<p>For repair requests and complaints concerning violations of Admin Rules, please use the Reporting Form at our website www.indiancreekcondos.org. If you do not use email, please phone Property Management Associates (PMA) 802-860-3315.</p>			
Approval of 2022 Annual Meeting Minutes:	James made a motion to approve the minutes, Kristin seconded. All in favor, none opposed		
<u>PRESIDENT'S REVIEW</u>			
	Anne did an overview of the President's Letter, recapping all the projects that were completed.		
<u>FINANCIAL REPORT</u>			
Long Range Plan (LRP)	James did a review of the information that was sent out in the Annual packet, outlining his concerns for the LRP, and that we have been deficit spending and have not been putting away enough money for unexpected capital expenses and inflation has exacerbated this. He is proposing a 3.5% increase of monthly fees for 2024-2026; and 2.5% per year for 2027-2033. Skipping the painting and wood rot for one year after all phases have been completed. James feels this plan is prudent and reasonable. What this will yield is: 2025 - Front door project will be completed; 2026 Tennis court fence replacement; 2027 Streetlight replacement and 2028 Start of roof replacement. This will restore the health of the capital reserve. What this does not address is the Road Replacement which is currently \$500K project.		
2024 Budget	James reviewed the information that was in the Annual Packet and did a screen share to go over the line items. MOTION: Kristin made a motion to ratify the budget as presented, Prue seconded. All in favor, 1 opposed.	Dan Connelly asked for an amendment change to the fee income. This was not seconded, and the motion was dead.	
<u>Other Business</u>			
Joan Bowker	Wanted to know how many rentals we have and how many are allowed.	Currently there are (6) rentals, and (17) are allowed.	
Janet McSorley	Concerns about speeding in the neighborhood.	Lani Ravin has worked on these types of projects and has offered to come to a board meeting to explore cost effective suggestions to help curb speeding. Dorene suggested to put up more signs.	
<u>Board Elections</u>			
Introduction of nominees	Each nominee gave a quick overview of who they are and why they are running for the board: Anne Welsh, Dorene Quesnel, Dan Connelly and Melinda Tate.		
Vote of (3) Board Candidates	Anne Welsh, Dorene Quesnel and Melinda Tate elected.		
Adjourn:	7:14pm		
Next Meeting:	1/9/24 VIA ZOOM		
<p><i>The board meets the second Tuesday of each month at 6:15 pm via Zoom. Contact Caleb at PMA if you would like to participate in Board Meeting and don't have access to Zoom.</i></p>			