

Indian Creek Association

Minutes - April 12, 2022

Meeting Called to Order: 6:15pm via Zoom due to COVID 19

Board of Directors	Present	REMINDERS:
Anne Welsh, President	✓	MONTHLY ASSOCIATION DUES HAVE INCREASED: \$340 DOG OWNERS - Please be considerate and pick up your dog waste! Volunteers Needed to Dismantle Community Garden - Please let us know if are willing to help!
Kristin Leavitt, Vice President	✓	
James Smith, Treasurer	✓	
Maura Fitzgerald, Secretary	✓	
Prue Milnes, Member At Large	✓	
Property Management Associates:	Jen and Nick	

Homeowners Present: #25 - Melinda Tate
#32 - Dorene Quesnel
#46 Joan Bowker

For accurate records, please make sure your full name appears on the Zoom call.

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.

HOMEOWNERS QUESTIONS/CONCERNS			
Unit Number	Concern	Follow-up	Completed
32	Agenda has "Special Assessment for Drainage and Sidewalks. This is wrong and missing a comma	Noted.	
32	Increasing insurance coverage - since property values are increasing, thinks we should consider increasing insurance coverage.		
25	In past we have treated for Grubs, and this may stop moles as this is what they eat.		
Approval of Minutes:		James approved, Prue seconded.	

TREASURER'S REPORT			
Review of Financials	Issues	Follow-up	Completed
Financials	James didn't realize that the financials had been sent out earlier in the month, and took time to quickly review.		
Accounts Receivable	There are still a few owners who have missed paying the additional \$5 association fee, the association fee is now \$340 per month.	Maura asked PMA how they address the late payments, they will mail out statements at the end of the month to all who owe money.	

OLD AND NEW BUSINESS			
Business	Discussion	Follow-up	Completed
Property Management Associates (PMA) - New contact	Kari DuPrat has left PMA. We have been assigned to Scott's Team that include Nick, Jen, Caleb and Scott to handle our property management.	The board reviewed several projects with Nick and Jen to get them acquainted with the various projects.	
Front Door Project	PMA team will reach out to Ron Roy to check on the status of project.		
Wood Rot Replacement	PMA team will check on the status of this project and let owners know when this will take place.		
#37-38 Partition wall	Kris said that Building Energy will not be doing this work. PMA team will check on the status. Doreen wanted to make sure that the gas line was not running under the deck.	Caleb will develop a plan since Building Energy was not locked into the project and will let us know.	
Pot Hole	Board asked PMA to check with ECI about getting this work done early in the season. Nick said they have other companies they can talk to as well.	Nick will do a drive through to see road condition.	
Pool Fence	Caleb has one quote from White's Fencing will get this emailed to board.	PMA will continue to get more quotes for pool fence.	
Voles - Lawn Care	Vermont Turf sent out a letter that he is raising his prices by 20%. Grub control will only work if moles, Anne will reach out to Mark at Vermont Turf to find out if he thinks the damage is Voles or Moles. The lawns have deteriorated and they need to be addressed.	PMA will look at and develop an approach.	
Special Assessment - Special Reserve	We need this to be documented, it was suggested that we add a narrative to the long range plan. We need to ask our attorney, or find out how to record what this money is earmarked for. Melina as that the Assessment be referred to as the "Roof/Road Fund" and that it be used for the whole road, not yearly maintenance.	PMA will talk with Scott about how to do this.	
Drainage - #36, 37, 38, 39, 32-33, 57, 59	PMA will look to see if Kari had estimates. Dorene suggested Northern Basement Systems who have advertised that they can do lifting of concrete (sidewalks).	Nick will do a drive through to look at sidewalks, and reach out to Northern Basement Systems.	
Garage Signs	Coop is doing the signage project and has worked with the board directly to get this project going.	PMA will follow up with Coop.	
Community Garden	WE ARE LOOKING FOR VOLUNTEERS TO DISMANTLE THE GARDEN, DATES IN MAY WILL BE SENT OUT. The fence needs to be taken down, shed needs to be sold. Prue will look at and post on Front Page Forum.	PMA will reach out Garden Club (Emma Smith #11) about the money they have left.	

Executive Session	7:34pm - 7:45pm		
Adjourn:	7:45pm		
Next Meeting:	5/10/22	VIA ZOOM	
<i>The board meets the second Tuesday of each month at 6:15 pm via Zoom. Contact Jen at PMA if you would like to participate in Board Meeting and don't have access to Zoom.</i>			
** Starting January, 2022, meetings will be the second Tuesday of each month.			