

# Indian Creek Association

Minutes -April 11, 2023

Meeting Called to Order:

6:15pm 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	✓ ✓ ✓ ✓	<p style="color: red; font-weight: bold; font-size: 1.2em;">MONTHLY ASSOCIATION DUES INCREASE IN JANUARY TO: \$350 13TH ASSESSMENT PAYMENT DUE JULY 1, 2023 - \$350</p> <p style="font-weight: bold; font-size: 0.8em;">WE HAVE A NEW WEBSITE!!! Do you have any Indian Creek photos that you would like to share? We'd love to use your photos on the website - LET US KNOW!</p>
Property Management Associates:	Caleb	
Homeowners Present:	#26 - Corinne Long #32 - Dorene Quesnel #39 - Karen Mills #46 - Joan Bowker #56 - Marguerite Myers Sylvie Frisbie	<p style="font-size: 0.8em;"><i>For accurate records, please make sure your full name appears on the Zoom call.</i></p>
<p style="font-size: 0.8em;">For repair requests and complaints concerning violations of Admin Rules, please use the Reporting Form at our website <a href="http://www.indiancreekcondos.org">www.indiancreekcondos.org</a>. If you do not use email, please phone Property Management Associates (PMA) 802-860-3315.</p>		

Approval of Minutes:	Maura made a motion to approve, seconded by Prue		
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TREASURER'S REPORT			
Review of Financials	Issues	Follow-up	Completed

Treasurer's Report	James unable to attend, Caleb said it is early in the year and financials look good. He did say that we have paid the deposit to Garrett for the wood rot.		
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OLD AND NEW BUSINESS			
Business	Discussion	Follow-up	Completed

Rules & Regulations - Use of and Modifications to Fireplaces	Kristin has amended the policy, we will table until next month.		
2023 Major Projects - Tree Replacement	PMA will look at in the spring.		
2023 Major Projects - Lawn	PMA will look at in the spring.		
2023 Major Projects - Painting/Woodrot	Garrett has started wood rot and will go right into the painting.		
2023 Major Projects - Potholes	PMA is working with ECI to set a date in April/Early May.		
2023 Major Projects - Drainage/Sidewalks	PMA is working with ECI to set a date in April/Early May.		
2023 Major Projects - Gutters	There was a representative walking around taking notes about the buildings and placement of gutters for the buildings that they will be working on this year.		
2023 Major Projects - Front Doors	Ron Roy has ordered the front doors, they are not in yet.		
Website Policy Updates and Corrections	The reporting form is working, however, it will not email all of the board - PMA will continue to forward the reporting forms to the board.		
#49 Heat Pump Electrical Conduit Removal	A neighbor has reported that there were contractors there today and believes that the conduit has been removed from the front. PMA will confirm.		
Exterior Back Spigot	PMA said that a plumber would want to schedule looking at each unit to do all in one-two days. Anne is concerned about the cost of a plumber versus using a handyman. Maura thinks that initially that we should have a plumber verify all the plumbing of the exterior spigots so it can be documented and then a handyman can then go around each Fall to make sure the spigots are shutoff properly, hoping this will alleviate any future claims against the association insurance.		
Insurance Deductible - Increasing the deductible	PMA will send out another reminder that individual owners need to increase their insurance deductible to \$10,000 for May 1, 2023.		
#25	PMA has reached out to Ron Roy and is waiting to hear back on what Anderson dealer they used. It will be the Anderson Window representative that will have to look at the window to determine the warranty.		
Community Library	Edith Ainsley proposed a little free community library and wants to possibly fund raise from the 59 owners. She has proposed this be placed near the pool and tennis courts. The board will continue this discussion next board meeting.		
Garden	Maura will get an estimate to dismantle the garden.		
#3	Prue received a notice that her bathroom vent has not been completed, they will be sending someone out to check the venting (they have a list from the contractor and are double checking on the units that are not on the list).		
#22	Anne asked PMA for an itemized detailed list of the repairs that have been completed by the insurance company for damages from the exterior back spigot.		

#14	Raccoon in attic, PMA is sending out Animal Damage Control (a professional trapper) to double check that the raccoon is not in the attic.		
#48	Concerns about the willow trees along the road -- PMA will ask Greg from Teachers about these trees during the walk around this spring. She also asked about the spring under the road, and if something could be done, as it is corroding the road and the patches we have done. PMA will talk with ECI.		
#34	Screen door not closing all the way, PMA had a handyman go and look at.		
#15	There is a piece hanging from the bottom of the door. PMA will have Ron Roy look at this when he is here installing the front doors. Maura said that this is also happening on her door.		
#40	Mesh under the soffits, talking with contractor about replacing with impenetrable one.		
<b>HOMEOWNERS QUESTIONS/CONCERNS</b>			
<b>Unit Number</b>	<b>Concern</b>	<b>Follow-up</b>	<b>Completed</b>
#3	Wood pecker on the side of the garage, PMA will have someone look at.		
#33	Concerned about the reporting forms and that the board has not been receiving them. The reporting forms are going to PMA, just not to the board directly. PMA is forwarding to the board. Regarding Outdoor library thinks this is a nice community idea, however we have a lot of people walking around. Said that the inside of chimneys may need to be repointed (they only last 30 years) and wants these looked at for safety. Prue said that everyone who has looked at her chimney said that it appears in good condition.		
#26	Wanted to know what the spring property inspection is, the board will be doing the walk around on Monday, May 1st at 8:00am.		
#46	Concerned about contractors using her electric, Anne told her to review her bill and let the association know if considerably higher.		
<b>Adjourn:</b>			
	7:12pm		
<b>Next Meeting:</b>			
	5/9/23	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>			