

# Indian Creek Association

Minutes - August 10, 2022

Meeting Called to Order: 6:18pm via Zoom

| Board of Directors                     | Present                            | REMINDERS:  |
|--|------------------------------------|---|
| Anne Welsh, President                  | ✓                                  | <p><b>MONTHLY ASSOCIATION DUES: \$340</b></p> <p><b>DOG OWNERS - Please be considerate and pick up your dog waste!</b></p> <p><b>Community Clean-up Committee - We are looking for volunteers who would like to do some clean up around the property! Contact Jen at PMA...</b></p> |
| Kristin Leavitt, Vice President        | ✓                                  |   |
| James Smith, Treasurer                 | ✓                                  |   |
| Maura Fitzgerald, Secretary            | ✓                                  |   |
| Prue Milnes, Member At Large           | ✓                                  |   |
| <b>Property Management Associates:</b> | Jen                                |   |
| <b>Homeowners Present:</b>             | #26 - Corrine<br>#46 - Joan Bowker | <i>For accurate records, please make sure your full name appears on the Zoom call.</i>  |

For repair requests and complaints concerning violations of Admin Rules, please use the Reporting Form at our website [www.indiancreekcondos.org](http://www.indiancreekcondos.org). If you do not use email, please phone Property Management Associates (PMA) 802-860-3315.

| Approval of Minutes:        | Maura approved, Prue seconded.  |  |           |
|-----------------------------|---|--|-----------|
| <u>TREASURER'S REPORT</u>   |   |  |           |
| Review of Financials        | Issues  | Follow-up  | Completed |
| Financials                  | Treasurer's report: Capital Expenses and Wood Rot Repair are both on track. 13th payment - most people have paid, there are a lot of prepayments and PMA will double check how the prepayments have been applied. James has shifted all amount into the the special account.  |  |           |
| Accounts Receivable         | Appear in good shape.   |  |           |
| <u>OLD AND NEW BUSINESS</u> |   |  |           |
| Business                    | Discussion  | Follow-up  | Completed |
| Sidewalks                   | Jen from PMA has reported that Caleb is trying to get someone out, but having a hard time. Will continue to work on trying to find a vendor to do the work.   | PMA will continue to try and find a contractor.  |           |
| Budget                      | Jen wanted to know how we plan for the budget. The board said we do not need a separate meeting for the owners. James will do a budget for September meeting, and what we need to tweak. The pool fence is still slated for this year. We need to have Wood Rot, Painting, Gutters and Front Doors for next year. We need to have Gerritt do a walk around of Phase 4 for Wood Rot.     | Jen will remind Gerritt to do the walk around and give us an estimate.                                     |           |
| Walk Around of Property     | The board will work on setting a date to do a walk around of the property with PMA. Jen can only do this during the daytime.  |  |           |
| #60 Bush Replacement        | The board has approved a bush replacement. Sarah from Teachers had quoted the board for smaller bushes. The owner had asked for bigger bushes. Jen will call Teachers for more clarification, but the board has said that they will do the smaller more cost effective bushes, as these will grow and we have been working to get all trees, scrub, and bushes away from the buildings. | Jen will report what she finds out from Teachers regarding the price, size and installation of the bushes. |           |
| Teachers Tree Service       | Teachers said they were not paid for stump grinding, the board does not believe that all of the work was completed.   | Jen will follow up with Teachers on the work they did.   |           |
| Phase V                     | Report that side walk light was out, George will go and take a look at (Anne said she will go and look at first to see if it is just a bulb).   |  |           |
| Pool Chairs                 | \$110 was charged to put the pool chairs out. Prue said she will put them away and take them out next year.   |  |           |
| Pool Ring                   | Prue said that she will go on Amazon and order one. PMA will reimburse her.   |  |           |
| Reporting Form              | Prue wants to know if PMA can find out if our Reporting Form can be updated so pictures can be attached.  | Jen will find out.   |           |
| KT - Fall Project           | Take out and pull out sapling in front gardens, there are also maple saplings growing up in front gardens and we do not want trees to grow in the front gardens.  | We will make a list of front gardens that have saplings growing that KT can come and take out.             |           |
| Update - Phase 3            | Painting is almost completed. Gutters will not be done until late September (PMA is trying to get the company to do it sooner), all doors are in and Kevin will be painting starting August 22nd. Kevin will touch base with owners.  |  |           |

|                |   |   |  |
|----------------|---|---|--|
| Policy Wording | Roads and Roof Fund - It was suggested that this be limited to Roads and Roof repair. The board discussed if this should be added to the Bylaws: that Special Assessment/Funds cannot be used for anything other than what it has been labeled for unless voted by the Homeowners to be used for another project or emergency. This would put provisions in place so no future board could take this money and use it on something without the express knowledge of the homeowners. | The board will be looking to make a change at the Annual Meeting to the Bylaws. |  |
|----------------|---|---|--|

| HOMEOWNERS QUESTIONS/CONCERNS  |  |   |           |
|--|--|---|-----------|
| Unit Number  | Concern  | Follow-up   | Completed |
| Joan Bowker  | Windows in the new doors, she wanted to make sure that there would still be the option for the other phases that will be done. | There will be the four designs to choose from.  |           |
| Joan Bowker  | Forsythia by #26 - it has recently been pruned but looks like the top is on the ground and it is bent over.                    | Anne has talked to KT about this hedge and they were afraid if they trimmed it more upright there would be a lot of sharp edges creating a physical hazard for small children and other folks.  |           |
| Poison hemlock<br>Wild Parsnip   | Concern that it was observed along the roadway, in the overflow lot, and around the stormwater pond.                           | Poison hemlock can look in appearance similar to Queen Anne's Lace so it is best to avoid contact with this look alike and don't touch anything if you are unsure of what it is. Wild parsnip has a more yellow color but similar flower appearance to the hemlock. |           |
| 20 MPH   | Please drive the speed limit and watch walkers and traffic coming the other way! The Main Road has the right of way.           |   |           |
| 15   | Report of dead branches/trees  | Will have Teachers evaluate any areas where dead branches,limbs,trees should be addressed.  |           |
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| Adjourn:   | 7:26pm   |   |           |
| Next Meeting:  | 9/13/22  | 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> |  |   |           |
| <b>** Starting January, 2022, meetings will be the second Tuesday of each month.</b>   |  |   |           |