

Indian Creek Association

Minutes - January 10, 2023
Meeting Called to Order:

6:19pm via Zoom

Board of Directors	Present	REMINDERS:
Anne Welsh, President	✓	<p>MONTHLY ASSOCIATION DUES INCREASE IN JANUARY TO: \$350 13TH ASSESSMENT PAYMENT DUE JULY 1, 2023 - \$350</p> <p>Outdoor faucets - please make sure to shut off outdoor faucets!</p>
Kristin Leavitt, Vice President	✓	
James Smith, Treasurer	✓	
Maura Fitzgerald, Secretary	✓	
Prue Milnes, Member At Large	✓	
Property Management Associates:	Caleb Andy	
Homeowners Present:	#15 - Dan Connelly #23 - Janet McSorley #24 - Julie Winn #25 - Melinda Tate #32 - Dorene Quesnel #39 - Karen Mills #4 - Liz #46 - Joan Bowker #56 - Marguerite Myers	<i>For accurate records, please make sure your full name appears on the Zoom call.</i>
<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 Minutes:	Maura made a motion to approve, seconded by James	
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TREASURER'S REPORT

Review of Financials	Issues	Follow-up	Completed
Treasurer's Report	Operating and Capital Budget - Both were underbudget. The Capital budget was also underbudget because some projects were not completed - drainage/sidewalks.		
Accounts Receivable	There are a couple owners with balances.	PMA will send out statement reminders.	

OLD AND NEW BUSINESS

Business	Discussion	Follow-up	Completed
Woodstoves	Kristin gave an overview of what our attorney (Bergeron Paradis & Fitzpatrick) gave in response to the history of the Woodstove issue and concerns, including the former Master Policy that had included coverage for woodstoves and our current policy that does not include coverage. In summary the attorney states that the Association has insurance that states woodstoves are out of compliance and if we find an insurance quote (the association has already received quotes to include woodstoves that range from \$6,000-\$9,000 additional costs), that the financial recourse can be charged back to the specific unit owner. The attorney went on to state that the Association could require the removal of the woodstoves in units for the greater good of the community. As it stands right now, the attorney said that we as an Association cannot ignore this notice from the insurance company (that woodstoves are not covered) as this would be a "verbal" default of the contract.	Prue (Unit #3) stated that she understood the implications, but also said that her attorney (Paul Frank and Collins) said she could use her woodstove. The Board disagrees and believes that if Prue uses her woodstove that it will put the Association in default of our current insurance that is in place, and that she could possibly be held personally liable if something were to happen. Kristin said that if her attorney puts something in writing the Association's attorney will look at it, but as it currently stands, the woodstove cannot be used.	
Woodstoves - Motion	James made a motion to create a rule that explicitly excludes woodstoves in any unit within the Association. The motion was seconded by Kristin. All in favor, opposed by one.	The board will work on the wording for the Rule that will include wording: Use of fireplace and chimney, woodburning safety, gas inserts (must have permission from the board), woodstoves (to include that any woodstoves, wood fireplace inserts and/or pellet stoves) are not allowed.	
2023 Major Projects - Drainage/Sidewalks	Andy from PMA wanted to review the major projects that we have listed, we would like to get ECI scheduled for Drainage/Sidewalks as soon as possible this Spring, as they gave an estimate and marked all the that were scheduled for work, but ran out of time due to weather this past Fall. We also would like to have Pothole work completed as early in the Spring as possible.	PMA will work on getting this work scheduled as well as ask for update estimate on the work.	
2023 Major Projects - Front Doors	Doors were discussed as there is an increase in the doors from the base model to the Shaker model with windows, the cost is \$120.00 for the upgrade.	Owners asked if their units could be pushed up since the price of the doors have increased. The Board said that we will look into doing Phase 5 & 1 in the same year (2024). Any unit that chooses Model# S4812 this year will have to pay the upcharge of \$120 to PMA as soon as they state that preference.	

2023 Major Projects - Storm Doors	There has been an issue of receiving payment for the storm doors, Ron Roy says he has had to chase payment for these.	Any unit interested in also purchasing a new storm door will need to pay the Vendor, Ron Roy, prior to the doors being ordered.	
Roof/Roads Fund Allocation - Written Communication from Attorney	Kristin has been working and researching the 24VSA that states, can only use money for the purpose it was allotted for. Maura asked that PMA change the checking account on the Balance Sheet to reflect "Roads & Roof Account" so that it is clear in the financials what the money is earmarked for.	Kristin will email attorney.	
Exterior Changes - Heat Pump Electrical #49	The exterior electrical conduit that was put on the front of this unit is scheduled to be moved in January as this is not allowed.	PMA will continue to monitor, and put a reminder email out to all owners that Heat Pumps need approval from the Board, and no exterior piping or conduits are allowed on the front of the units.	
Board Officers	Anne Welsh, President; Kristin Leavitt, Vice President; James Smith, Treasurer; Maura Fitzgerald, Secretary; Prue Milnes, Member at Large		
HOMEOWNERS QUESTIONS/CONCERNS			
Unit Number	Concern	Follow-up	Completed
Liz S.	Has a woodstove that she does not use, and wants to make sure she is in compliance. Wants to know if she removes the liner and/or disconnects the unit can she leave the woodstove for decoration.	Indian Creek does not want to encourage the use of woodstoves and would be hesitant to agree to have a woodstove as "decorative" when there is a potential of the woodstove being used by someone visiting, or renting the unit. Will have to consider this when writing the new rule.	
Dorene Quesnel	Asked that the officers be listed in the minutes, and would like trees planted to replace some of the screening between the back of her building and units 22-25.	Areas will be assessed during the Spring Walk around.	
Dorene Quesnel	Garden area, fence needs to be taken down.		
Dorene Quesnel	Reminders of monthly fee \$350 and annual assessment due July 1, 2023 of \$350.		
Julie Winn	Reiterated what Dorene stated about replacement trees for the back of her building.	Areas will be assessed during the Spring Walk around.	
Adjourn:			
	7:46pm		
Next Meeting:			
	2/14/23	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>			