

Meeting Date: Jan. 8, 2024

Meeting Called to Order: 6:15 PM via zoom

Board of Directors

Anne Welsh, President
 Melinda Tate, Vice President
 James Smith, Treasurer
 Dorene Quesnel, Secretary
 Kristin Leavitt, Member at Large

Present

Property Management Associates: Caleb Kelly

Homeowners Present (5):

#26 - Corinne Long
 #34 - Elizabeth Navin
 #43 - Ten Eyck
 #46 - Joan Bowker
 #56 - Marguerite Myers

Reminders
The 2024 monthly HOA fee is \$362. An additional assessment of \$362 is due July1 (roof and road reserve)
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.
For reference: Phase 1: Units 1-11 Phase 2: Units 12-25 Phase 3: Units 26-38 Phase 4: Units 39-50 Phase 5: Units 51-60

Agenda Item		Follow-Up / Completion
Election of Officers:	Nominations were put forward for the following positions, followed by discussion and vote by the Board. All votes were unanimous. The elected officers for 2024 are: Anne Welch - President; Melinda Tate - Vice President, James Smith - Treasurer, Dorene Quesnel - Secretary, Kristin Leavitt - Member at Large	
Homeowner Comments:		
Water/Ice damage to road	Joan Bowker raised concern about the standing water, ice, and degradation of the road on the West side of the circle around the dry pond near phases 3 and 4 There is a map outlining what areas of stormwater management of ICCA are the responsibility of the SB Stormwater District and which areas are Indian Creek's responsibility. Property Management was requested to post this map on the ICA website for referral. The water problem/degradation in this location is accelerating. The Board will continue to discuss this at meetings and determine responsibility to maintain and remedies.	Action: PMA
Trash/Recycling	Marguerite Myers requested a larger version of the trash and recycle schedule. Property Management will work to create a stand alone .pdf file of that document for distribution and for posting on the ICCA website.	Action: PMA
Approval of Minutes:	A motion was made to Amend one item on the Nov. 12,2023 Minutes, to clarify one item. All board members approved and the Nov. minutes are revised as follows regarding #32 gas grill request: RE: #32 storage of gas grill: Change to: Request to store gas grill on the deck for the winter months <u>WITHOUT A PROPANE TANK</u> was approved. note: Propane tanks are not allowed on the decks per the Vt State Fire Marshall's Code. There were no other objections or revisions requested to the November 2023 minutes. The minutes were approved with the noted revision.	
Financial Reporting:	James pointed out that the December 31, 2023 balance sheet provided for this meeting contains some errors and requires revision. This was due to PMA not having access to the bank statements for all accounts. James will ensure that PMA is provided a copy going forward. A Revised 2023 Year End Balance sheet and any other affected financial reports provided for this meeting, will be made and distributed to the Board.	Action : James & PMA
2024 Projects:		
Master Insurance Policy:	Hitchcock and Boardman (H&B) has advised ICCA that the 2024 Insurance carrier is no longer offering condominium master policies. The ICCA current policy expires in the spring. H&B is actively soliciting multiple insurers to take ICCA as a client and has advised that ICCA should expect a price increase of up to 20% due to both inflation and the increased occurrences of natural disasters. PMA will forward quotes to the Board when received.	
Tree Replacement:	Eastern White Cedar trio (clumped) will be planted this Spring on the green area behind the tennis courts to help remedy privacy concerns proposed by units 24-25. This was approved in 2023. No additional planting is in the 2024 budget.	Action PMA: ensure that trees are ordered
Lawn Repair:	There are no plans or funds in the 2024 budget for lawn repair, feeding or seeding. The Board agreed to table any further discussion on this topic until Spring/Summer.	
Phase 5: Wood Rot, Painting, Front Doors	Phase 5 will have wood rot repair, exterior painting and new front doors installed this summer (2024). Unit owners should expect to receive information soon regarding your choice of front door style, and any charges if you request the higher priced design. Schedule information will be provided by PMA closer to the start date.	Action: PMA
Phase 1 : Wood Rot, Painting, Front Doors	Phase 1 will have new front doors installed in the summer of 2025. A new cycle of wood rot repair and exterior painting will start with Phase 1 in the summer of 2026.	
Drainage/Sidewalks:	There are currently no plans for sidewalk repairs in 2024.	

Agenda Item			Follow-Up / Completion
	Pothole Repair:	This agenda item quickly evolved to discussions on road replacement. Melinda Tate suggested the Association discuss the financial burden for road replacement with local and state legislators. There are potentially other sources of assistance as well. A motion was made, that we assign a committee of 2-3 Board members to brainstorm options for assistance to repave the road, investigate and report to the Board at monthly meetings. The Road Replacement Committee members elected are Melinda Tate, Kristen Leavitt and Dorene Quesnel.	Action: Road Replacement Committee
Updates/Other:			
	Exterior Lights Out	Note that all garage and hitching post lights that were not operating in Phase 3 have been fixed with the exception of some of the lights at units 26-27. The Electrician will continue to trouble shoot those. Update 1/11/2024: The electrician has determined that repair of the post light and exterior garage light for 26-27 will require digging that can't be done before spring. Temporary solutions will be put in place.	
	Digging on property	Owners are advised that any digging on the common property, outside of approved garden planting, is not authorized. There are many underground utilities (electric, water, sewer, gas, cable, etc.). Submit a problem report or request, to the Board, via the website if there is an issue or request that may require digging. Contact PMA by phone, in an emergency 802-860-3315.	
Adjourn 7:30 PM			
Next Meeting: 2/13/2024 VIA ZOOM			

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.