

Indian Creek Association

Minutes - July 12, 2022

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

Board of Directors	Present	REMINDERS:
Anne Welsh, President	✓	<p>MONTHLY ASSOCIATION DUES: \$340</p> <p>DOG OWNERS - Please be considerate and pick up your dog waste!</p> <p>Community Clean-up Committee - We are looking for volunteers who would like to do some clean up around the property! Contact Jen at PMA...</p>
Kristin Leavitt, Vice President	✓	
James Smith, Treasurer	✓	
Maura Fitzgerald, Secretary	✓	
Prue Milnes, Member At Large	✓	
Property Management Associates:	Jen	

Homeowners Present:
 #32 Dorene Quesnel
 Sylvie Frisbie
 #35 - Betty Navin

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.

Approval of Minutes:	Maura approved, Prue seconded.		
----------------------	--------------------------------	--	--

TREASURER'S REPORT			
Review of Financials	Issues	Follow-up	Completed
Financials	James was late to the meeting - Jen reviewed the financials and everything looks on target. The July payments will be transferred later this month.		
Bank Fees	New account was being charged \$3.00 for paper statements.	Maura emailed this to James and had him switch to paperless statements.	
Accounts Receivable	Appear in good shape.		

OLD AND NEW BUSINESS			
Business	Discussion	Follow-up	Completed
#60	Discussed back spigot - the board has asked Jen to have a plumber go out and check.	Jen will have plumber go and look at.	
Poison Hemlock	Kristin and Prue went out and looked at this on Friday (7/8/22). Don't go near it and just leave it.		
Committee to do cleanup around property	Kristin and Prue would like to do some clean up of invasives around the property to include around the pool area and tennis fence. There have been others in the community that have said they would like to work on some of the common areas of the property to clean up.	The board has agreed to allow a committee to do some clean-up work around the common area of the property. If you are interested in working with Kristin and Prue, please reach out to Jen at PMA or let Kristin, or Prue know. We will post via PMA of what areas will be worked on by the committee.	
KT Landscaping	Anne would like Jen to put the current contracts online, and ask KT about the pruning and weeding. The forsythia is in need of pruning as it is drooping.	Jen will reach out to KT Landscaping about the pruning and weeding	
Tennis Court Door	The tennis door is not working, lock is not working, the door needs adjusting and the lock needs to be looked at.	Jen will have someone look at the tennis door and lock.	
Tennis Court Resurfacing	Beeda (#21 who plays on the courts, told a board member) thinks that they are in good shape and offered to pressure wash the courts, as this would be more economical. The board will have PMA get more quotes to get resurfaced, as this is a community asset and we will need to keep these maintained.	Jen will continue to research other companies for more bids.	
Life Saving Ring at Pool	This is now hanging in the pool area, it is old and needs a new line, as this is frayed. Anne looked an Amazon and these cost under \$100, but the line is 10-15'. Jen asked the pool contractor if we needed anything else in the pool area and he said no. The board decided that we did not need a rope to delineate the deep end.		
#25 Cluster Flies	Unit needs to be treated again.		
Culvers	Need to contact town about stormwater to find out who is responsible for cleaning out, town or associations. Call P&P and find out when was the last time the culverts were cleaned out.		
#35 Sink Hole	P&P Septic came out and repaired said that the pipe was detaching from main pipe, also fixed #36.	The did a nice finish job	
Sidewalks	No estimate yet, Jen is working on getting the quote and will try to get other companies to give quotes. #59 needs to be looked at, and we need to talk to KT about where to plow up in this area, so the snow isn't plowed and then melts onto the sidewalk causing an ice issue.	Jen will continue to work on other companies.	
Community Garden	Prue said we need to wait until fall to dismantle, need to see if Jen can find a company to help with this work.	Jen will follow up with KT.	

Fund for Roads and Roofs how to isolate	Tabled to next month, James late to the meeting.		
Lawn Treatment	Jen asked about the signs that were put out last time, and said that these had to be put out. The lawns are looking better.	We will be reaching out to Vermont Turf to see when the next application will be happening.	

HOMEOWNERS QUESTIONS/CONCERNS

Unit Number	Concern	Follow-up	Completed
#32	Lights in Phase III - lights have been on for 3 days, both garage and walkway lights. Jen will look at the sensors, they may have been moved with all of the contractors working on Phase III.		
Sylvie	Lights on Phase V.		
#32	Flags on ground-okay to pull these up, Prue will pull them up.		
#32	KT weed wacking swales, and concerns with swales behind #20-25 and #26-35, tree limbs are down, willow tree broken and swales are not deep anymore. These are designed for drainage and concerned that the swales are filling in.		
#32	Pool Safety - Concerned that drop off to deep area is not marked, believes there was a rope previously and is asking for a rope or lines on the cement that show where the deep end is.	Board did not feel a rope across the pool was a good idea as it would impede those who are swimming laps.	
#37-38	Partition wall that was replaced is shorter that what was there before. #37 replacing deck and last deck board will have to go in front of partition to remain square. Board approved that #37 can go in front of the partition wall on the side where the new wall is short.		
#38	There are more leaves and debris that is blocking access to compost pile (in overflow lot), Kristin has moved the piles back and asking for Board approval to work on making it neater back there. Board approved.		
Adjourn:	7:26pm		
Next Meeting:	8/10/22	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.			