

# Indian Creek Association

Minutes - June 14, 2022

Meeting Called to Order:

6:15pm via Zoom due to COVID 19

Board of Directors	Present	REMINDERS:
Anne Welsh, President	✓	<p><b>MONTHLY ASSOCIATION DUES HAVE INCREASED: \$340</b>  <b>**REMINDER: Extra payment due on July 1st - \$340 **</b></p> <p><b>DOG OWNERS - Please be considerate and pick up your dog waste!</b></p> <p><b>Volunteers Needed to Dismantle Community Garden - Please let us know if are willing to help!</b></p>
Kristin Leavitt, Vice President	✓	
James Smith, Treasurer	✓	
Maura Fitzgerald, Secretary	✓	
Prue Milnes, Member At Large	✓	
<b>Property Management Associates:</b>	Jen and Ethan	

**Homeowners Present:** #32 Dorene Quesnel  
#46 Joan Bowker

*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](http://www.indiancreekcondos.org).  
 If you do not use email, please phone Property Management Associates (PMA) 802-860-3315.

HOMEOWNERS QUESTIONS/CONCERNS			
Unit Number	Concern	Follow-up	Completed
#32	Community Garden - wants to know why we would pay KT to take it apart when this was community and some people who used the garden still live here. She said there are thing in her backyard that could be worked on by KT instead. Made the suggestion to contact the Rec Dept to see if they want the fencing.		
#32	Cost overruns on doors and cost going up, maybe don't offer the doors with windows.		
#32	Questions on the financials, why there is a negative for the Accounts Receivables, who has paid for the extra payment and questioning the tracking of payments	Ethan at PMA has told her to contact him and they will have their accountant speak with her.	
#46	Lawn treatment, didn't understand why "pesticides" signs were put up. They were inconsistant with what we were told. Would like a heads up notice when this is being done.	Jen will follow up to see if these are caution level warning signs and if there is a legal requirement on the product. And if there are alternative notices.	
Approval of Minutes:	Note, wrong minutes in meeting packet. Board previously reviewed minutes over email and approved as presented.		

TREASURER'S REPORT			
Review of Financials	Issues	Follow-up	Completed
Financials	James is questioning why Citizens is charging \$3.00 for the new Roof and Roads account.	Maura will call and find out if there is a minimum balance that needs to be kept in account	
Accounts Receivable	overall AR's are in good shape, a couple owners still owe for June. 2 owners still owe \$5 for dues increase, PMA will reach out to those owners.		

OLD AND NEW BUSINESS			
Business	Discussion	Follow-up	Completed
Front Door Project	PMA has talked with Ron Roy and the front doors will start in middle of July. Painting will be in August.		
Pool Fence	We are waiting for fence to come in.		
Tennis Court	The board has asked PMA to get other bids for the work. The company that gave us a bid had either powerwash (\$2,000) or resurfacing (\$11,000). They didn't want to paint the lines as they would not line up given the condition of the courts without resurfacing.	PMA said they will get other bids.	
Sidewalks	Ethan met with contractor about Poly-jacking and it is not cost effective, it would be \$1200/square. There are cracked and heaved sidewalks and we need to prioritize what is a trip hazard, suggesting 3/4". Most contractors would want to work in a specific area versus jumping around the property.	Ethan will do a walk around with board members to determine what is a trip hazard and where water pools creating icy patches in the winter.	
Fund for Roads and Roofs how to isolate	James has written a policy for the Roads and Roof funds. It outlines the parameters for future boards.		

#27 - Garage/Pavement Issue	Owner concerned that creatures can get into the garage. Ethan looked at and said we may be able to do weather stripping, but we should do paving project or when pothole repairs are being done.		
#35 Sink Hole	Ethan and Jen looked at, they think this is a perimeter drain and want to find out why the earth is sinking around it, have called P&P Septic to take a look at this.	Waiting for P&P to schedule.	
#60 Bushes	Jen said that Teachers Tree Service has not responded.	Jen will ask KT or handyman about this.	
Community Garden	Wooden slats Prue removed. Still need to get inventory of what is at the garden. Waiting to see if KT can help with deconstruction of this area.	Jen will follow up with KT.	
Lawn Care Communication	Prue is concerned with the lack of communication to owners regarding the signage on the lawns after the crabgrass control and fertilization. Would have liked to have PMA send out more information. There was an email that was sent out, however, the Pesticide Signage was of concern.	The board will follow up with the lawn care company to see if they have different signage when applying the crabgrass/fertilization. It may be that they have to put this out for liability reasons.	
Spongy Moth Caterpillar	Prue said according to the arborist that the trees will survive, you don't have to treat them.		
Change Meeting Day	Prue would like to join another board and they have the same meeting day, asking if we would consider changing our board meeting.	PMA said they will look their calendar and let us know what days they have available.	
Adjourn:	7:36pm		
Next Meeting:	7/12/22	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>			