

Meeting Date: March 12, 2024
 Meeting Called to Order:

5:30 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

absent

Property Management Associates: Caleb Kelley
 Ted Gamache

Homeowners Present (2): Joan Bowker
 Sylvie Frisbie

Reminders
<p>The 2024 monthly HOA fee is \$362. An additional assessment of \$362 is due July1 (roof and road reserve)</p> <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> <p>All owners are reminded that the speed limit in Indian Creek is 20 MPH. As this is a private road, vehicle speed is not subject to be monitored or enforced by the city or state police. We do not have sidewalks, and there are frequently pedestrians, bikes or children on our roads; PLEASE pay attention to your speed. Thank you.</p>

Agenda Item		Follow-Up
Homeowner Comments:		
none		
Approval of Minutes:		
	February minutes approved by the Board	
Financial Reporting:		
<i>If you have delinquent payments, take note</i>	<p>Delinquent Fees and Assessments: There are a handful of owners that have outstanding balances due to Indian Creek. All are currently under \$400. Most are not large dollar amounts but are becoming long standing. Property Management will provide a statement to each of the delinquent owners this month. To date, ICCA has not been charging the monthly late fee of \$25 for each month delinquent, as provided for in our bylaws. Delinquent owners are advised that the Association may start applying late fees if these overdue balances are not quickly reconciled. See ICCA Bylaws section 11.4 Liability for Assessment / (a) Non-payment of Assessment.</p>	<i>Caleb, send statements</i>
Old and New Business		
Master Insurance Policy:	<p>Hitchcock and Boardman (H&B) has advised ICCA that the 2024 Insurance carrier is no longer offering condominium master policies. To date, only one insurer has submitted a quote and it is significantly higher than anticipated. Property Management has advised that all of the HOA's they work with are seeing increases on 2024 policies.</p> <p>H&B expects responses from 1 or more additional insurers over the next 2 weeks. The Board will reconvene at that time to review each proposal in detail. The Board will advise homeowners of the policy selected and any significant changes or impact. The current policy expires April 1.</p>	
Website Maintenance	The website administrator is no longer available. The last updates were made in late 2023. The Board is seeking a community volunteer to manage the site (created on the GoDaddy platform) or create and manage a new site. More communication to members will follow.	
Overflow Parking Lot	tabled until the April meeting	
Road Committee Update	<p>The Road Committee summarized their latest meeting and requested ECI provide us with some additional quotes as well as meet with us, at the damaged lower loop, for clarification of their recent quote.</p> <ul style="list-style-type: none"> •request ECI to also quote paving of the loop at Phases 1-2 •request ECI to also quote paving the main road from the bottom of the hill to the Phase 3-4 loop. •ask ECI for a brief meeting prior to these additional quotes, to discuss what sections need, or our quoted with, their "alternate" offering. •request PMA to get an estimate of roof replacement, over a 2-3-year period (based on current prices and we'll adjust for inflation/market conditions when the time comes. 4-5 years from now). 	<i>Caleb: request additional quotes and set up an onsite meeting for the Committee and ECI, for Q&A; at the lower loop</i>
Pothole Repair:	tabled until the April meeting	
#32 tree removal (schedule)	scheduled for the week of 3/18	
Emerald Ash Borer treatment	approved (was done in 2022 and is recommended every 2 years until the threat is over)	
Planting on "island" behind tennis court.	Caleb will get an estimated date from the provider.	<i>Caleb</i>

	Private Road signage	Kristin will obtain legal advice on the best wording for any signage we might post that encourages non residents coming off the bike path from Hummingbird Lane, onto our road, to continue up the road to where the bike path continues and not further down our road to the residential areas. Follow-up at our next meeting.	<i>Kristin</i>
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Website Forms:			
Owner was not present at the meeting.	#23 Vehicle Speed and road damage / costs / communication	PMA will reply to the owner.	
Owner was not present at the meeting.	#14 No mulch request & back spigot winterization	All front gardens are mulched in the spring per our contract with the landscapers. A light application is made, no less than 18 inches from the building. Per the contract, the landscapers are required to treat each front garden without exception. PMA has contacted Cooper Mechanical for clarification of the winterization of the back spigot and will follow up. Thank you.	<i>Caleb to advise of Cooper Mech response</i>
Owner was not present at the meeting.	#11 Lawn Condition & Request for shrub replacement	The lawn damage next to driveways and roads occurs annually due to snow plowing. The landscapers do repair it every spring. PMA will reply to the owner regarding shrub replacement.	

Updates/Other:			
Adjourn 6:45 PM			
Next Meeting: 4/9/2024 5:30 PM VIA ZOOM			

The board meets the second Tuesday of each month at 5:30 pm via Zoom. Contact Caleb at PMA if you would like to participate in Board Meeting and don't have access to Zoom.