

Indian Creek Association

Minutes - May 10, 2022

Meeting Called to Order: 6:15pm via Zoom due to COVID 19

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

Homeowners Present:
 #21 Aili Beeli
 #32 Dorene Quesnel
 #46 Joan Bowker
 #22 Lauren Carr

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.

HOMEOWNERS QUESTIONS/CONCERNS			
Unit Number	Concern	Follow-up	Completed
32	Agenda has "Special Assessment for Drainage and Sidewalks. This is wrong and missing a comma	Noted.	
32	Wants it to be called the "Roof & Road Replacement Fund"		
32	Wants to know the cost of running the pool for the two weeks prior to opening, consider the cost of the electric and that only four families use the pool.		
32	Pool fence quote and when it will be done.		
32	Lime can be used for moss, can't lime in summer, plan for fall.		
21	Would like area where painters set up their equipment to be re-seeded. Asked if left side of the garden could be used for wild flowers.		
46	Coop put numbers on the garages and think they are too low on the garages.		
22	Gutters, questioning why when replaced they didn't follow the original gutters that were taken down. She thinks there is a gutter missing on her unit.		

Approval of Minutes:	James made motion to approve, Maura seconded.		
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TREASURER'S REPORT			
Review of Financials	Issues	Follow-up	Completed
Financials	Winter salt - has concerns about going over budget in Nov/Dec if we get early snow. Under Buildings and Maintenance - if we pay for the pool fence out of this line item, will need to watch spending. Wood Rot Repair, units 26-29 had a lot of wood rot repair and we need to get a status of the cost. Budgeted for this phase is \$45,000.		
Accounts Receivable	PMA is working to get all accounts paid up to date, including the late fees.		

OLD AND NEW BUSINESS			
Business	Discussion	Follow-up	Completed
Front Door Project	PMA said that the front doors will be started in June. Anne asked if they have contacted Kevin the painter for the front doors (he is only painting the front doors).	Jen will follow up with Kevin the painter.	
#37-38 Partition wall	Rob was here, not back. Jen will check with Caleb and get an update.		
Fund for Roads and Roofs how to isolate	The board asked PMA their suggestions on how to isolate these funds: Special Assessment has limited uses. It would be convenient for future boards if they need the funds to be able to use it. James is going to write a policy on how these funds can be used only on the Roads/Roofs unless voted on by the community.	James will follow up with a policy.	
Sidewalks	Ethan from PMA looked at the sidewalks, and said that they have heaved/settled and is looking at Mud Jacking or Poly Jacking (non-toxic). Will also call Northern Basements to see what they have to offer. Agrees to wait until after the gutters are replaced before doing work. He thinks the cracks can be patched.		

Pool Fence	The board will put a solid panel where the pool faces building 22-25. Asked if we can get other color options, but if there is a long wait, or the cost is too much agree to go with the white.	PMA will work on getting price for colors and color options.	
Lawn Care	Vermont Turf has given a proposal for fertilization, James suggested a special meeting, but agreed to send out an email with intended plan of action to see what the response will be from the community.	PMA will send out an email with the intent of grass control for Crabgrass control and fertilization.	
Tennis Court	Option 1 - would like power spraying and cost for new lines.	Jen will find out about this.	
Community Garden	The money came in from the Garden Club: \$178. Prue will look to sell what other items are over there: the shed, etc. She would also like to start taking and clearing the area around the pool/tennis courts.	Prue will have PMA send out dates for volunteers to help dismantle the community garden.	
Overflow Parking	Having KT push back where we put branches, etc.		
Executive Session	7:22pm		
Adjourn:	7:45pm		
Next Meeting:	6/7/22	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.			