

Indian Creek Association

Minutes - October 11, 2022

Meeting Called to Order: 6:18pm via Zoom

Board of Directors	Present	REMINDERS:
Anne Welsh, President	✓	<p>MONTHLY ASSOCIATION DUES: \$340</p> <p>It's time to turn off your OUTDOOR SPIGOTS!!!!</p> <p>Prevent costly damage and shut off outside spigots - check to see if you have a water shutoff inside your hall closet or under the bathroom sink for front spigots. REMOVE your hoses from spigots!</p>
Kristin Leavitt, Vice President	✓	
James Smith, Treasurer	✓	
Maura Fitzgerald, Secretary	✓	
Prue Milnes, Member At Large	✓	
Property Management Associates:	Andy	

Homeowners Present: #34 - Betty Navin
#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. If you do not use email, please phone Property Management Associates (PMA) 802-860-3315.

Approval of Minutes:	Maura approved, Prue seconded.		
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<u>TREASURER'S REPORT</u>			
Review of Financials	Issues	Follow-up	Completed
Treasurer's Report	Anne had some questions about the next year's budget. She asked about the cost for Grounds and Snow Removal, Gutter Cleaning (it was \$4,000 this year and may go up even higher than the \$5,000 that is budgeted). James said that he reviewed all of the costs with Jen at PMA.	James is pleased with this year's budget, and it appears we may come in on budget.	
LRP	Needs to be ready by the annual meeting, he will get this to the board by next week.		
Accounts Receivable	James asked that we go into Executive Session to discuss.		

<u>OLD AND NEW BUSINESS</u>			
Business	Discussion	Follow-up	Completed
Sidewalks	Andy received a quote from RJ Lang for units #56-60 for \$25,000 (this would not include the area with the tree roots). Units #36, 39 - \$8600 for sunken sections. Units #32, 34 - \$1500.	PMA has been trying to get quotes and this is the only one they have been able to get, with supply chain issues and lack of workers, costs have substantially increased. Maura suggested that we have ECI give a quote to pave the sidewalk areas. It would be good to have some comparison pricing.	
Walk Around of Property	The board has rescheduled the Walk Around for October 24, 2022 at 1pm. They will meet on the hill in the parking lot.		
Teachers Tree Service	Jen, Anne, Kristen and James did a walk around with Greg from Teachers and we are awaiting a quote for the Fall work that Greg pointed out.		
Garages: 9-11; 49	Has been scheduled for work with ECI.		
Lawn Care	Anne said we have one more treatment this year, and will ask the company to evaluate #34 lawn.	The board thinks that the treated areas look much nicer, and would like to continue treatments. Anne also suggested that we consider putting clover in problem areas.	
Pool Furniture	Prue took the time to put all of the pool furniture as well as the extra sign (that used to be on the door fence) in the shed area.	Thank you Prue!!!!	
Sumac	Prue has asked the board if she can cut the sumac down that is growing along the road.	The board has given Prue permission to cut down the sumac.	
Heat Pump Approval 48-49	The board is retroactively given permission to these units provided that the electrical that was run on the front of the unit be corrected (nothing is supposed to be run on the front of the units).	***REMINDER TO ALL OWNERS*** Installation of Heat Pumps must be submitted to the board for approval in advance. This process helps eliminate issues and costly fixes.	
Annual Meeting Packets	Andy said to really give a lot of time to mail these, the board decided that we will hand deliver as the mail has been slow.		
Special Assessment	Kristin, James and Scott Micaud (from PMA) had a zoom meeting with Attorney Dan O'Rourke. As we have a separate bank account and that the payment was voted on and named in the Capital Budget specifying Roads and Roof, this money CANNOT be used for anything else. The only way it can be used for anything else, would be that the board would have to call a special meeting and the owners would have to have 51% vote to used the money for another project.	Kristin will go back to the attorney and ask for this in writing from him.	

<u>HOMEOWNERS QUESTIONS/CONCERNS</u>			
Unit Number	Concern	Follow-up	Completed

Joan Bowker	Deck needs to be replaced before the heat pump can be installed. She had concerns that the wood rot, painting and gutters will be done next year the same time she will be having the deck and heat pump done. Anne said that in the Spring we can revisit and ask to have her wood rot be done first.	Will revisit in spring.	
Joan Bowker	Vent had to be replaced on exterior of building, wondering if there a screen was put in there as well.	Andy will check.	
Betty Navin	Delighted that lawn will be evalutated.		
Executive Session	7:16pm - 7:22pm		
Adjourn:	7:22pm		
Next Meeting:	11/8/22	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>			