

# Indian Creek Association

Minutes - September 13, 2022

Meeting Called to Order: 6:15pm via Zoom

Board of Directors	Present	REMINDERS:
Anne Welsh, President		<p><b>MONTHLY ASSOCIATION DUES: \$340</b></p> <p><b>15 MPH - Please watch your speed through the neighborhood!</b></p> <p><b>Community Clean-up Committee - We are looking for volunteers who would like to do some clean up around the property! Contact Jen at PMA...</b></p>
Kristin Leavitt, Vice President	✓	
James Smith, Treasurer	✓	
Maura Fitzgerald, Secretary	✓	
Prue Milnes, Member At Large	✓	
<b>Property Management Associates:</b>	Jen	
<b>Homeowners Present:</b>	#26 - Corrine #46 - Joan Bowker #49 - Meghan	<i>For accurate records, please make sure your full name appears on the Zoom call.</i>

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.

Approval of Minutes:	James approved, Prue seconded.		
TREASURER'S REPORT			
Review of Financials	Issues	Follow-up	Completed
Budget Concerns	James proposed a budget for 2023. He reviewed his concerns about the budget including Garage work that may need to be done to units 9-11. The board tabled this discussion to continue reviewing the budget. Wood Rot came in over budget and this year cost \$49,800. Looking at next year's budget James thinks that the scheduled \$5.00 increase of monthly dues is too low, as most expenses are increasing by 3.5%. Insurance is due to increase by 10%, PMA is increasing their fees \$600 to \$13,500/year. After projecting \$60,000 from the operating to the capital reserves, basing \$170,000 (noting that sidewalk repairs were not done), there will be approximately \$78,530 left after the budgeted/capital expenses. Instead of a \$5.00 increase, James is proposing a 5% increase in monthly fees, this would be \$17 more per month.	The board decided that a 5% increase in monthly fees were too much, and proposed a \$10 increase in monthly fees. James will rework the budget with a \$10 increase.	
Accounts Receivable	James asked Jen to follow up on the (3) that have not paid the road/roof assessment.		
OLD AND NEW BUSINESS			
Business	Discussion	Follow-up	Completed
Sidewalks	Jen is waiting on a quote for this work.		
Walk Around of Property	The board will do a walk around on Sept. 28th from 1pm-4pm. They will start at the hill.		
Teachers Tree Service	Heard back from Greg at Teachers, Kristen will walk around with him on Monday, Sept. 19th. James was concerned about the tree cutting in the wooded areas and will try to meet when Greg is on the property. Need to cut back the growth around the pool and tennis areas.		
Garages: 9-11; 49	#11 sent in a reporting form and these garages will need to be evaluated.	ECI will be on the property for #49 garage (sink hole from animals), Jen will ask if they can look at the garages 9-11, and will have this scheduled so owners will know when they are coming.	
Annual Meeting Date	November 29, 2022 - This is the tentative date, PMA will confirm if they can make it. PMA likes to have annual packets out 30 days before the meeting.	Jen will let the board know about this date.	
#60 Bush	Owner sent in a request to have the association bush replaced with one that she found at Gardener Supply. This is not appropriate (too large, too close to the building).	Jen will let the owner know that the board did not approve this request.	
#23 Bees	Jen confirmed that someone was going out to look at this today and has connected with the owner.		
Pool Lock/Keys	#26 said that her husband goes to pool everyday and it was suggest that we keep the old lock. The old lock will not work on new gate and new keys will be mailed out with the annual packet, as mailing keys are costly and the pool will be closed in the coming weeks.	PMA will be mailing out new pool keys with Annual Meeting Packets!	
KT Brush Hogging	They do fall brush hogging - need to know if extra cost	Jen will find out.	

Policy Wording	Roads and Roof Fund - It was suggested that this be limited to Roads and Roof repair. The board discussed if this should be added to the Bylaws: that Special Assessment/Funds cannot be used for anything other than what it has been labeled for unless voted by the Homeowners to be used for another project or emergency. This would put provisions in place so no future board could take this money and use it on something without the express knowledge of the homeowners.	Jen said that Chip Ward (the Association's Attorney) is retiring and has recommended Dan O'Rourke. Kristin will work with attorney to get the wording and ask where to document this, would like this done by annual meeting.	
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<b>HOMEOWNERS QUESTIONS/CONCERNS</b>			
Unit Number	Concern	Follow-up	Completed
Joan Bowker	Heat pump placement, she is having Vermont Energy come out to make a recommendation.	She will need to submit to the board where this will be located, and to have the piping be unintrusive (painted the color to match the building).	
Adjourn:	7:22pm		
Next Meeting:	10/11/22	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>			