

Indian Creek Association

Minutes - November 29, 2022

Meeting Called to Order: 6:20pm via Zoom

Board of Directors Present

Anne Welsh, President ✓
 Kristin Leavitt, Vice President ✓
 James Smith, Treasurer ✓
 Maura Fitzgerald, Secretary ✓
 Prue Milnes, Member At Large ✓

Property Management Associates: Jen
 Caleb

Homeowners Present:

#34 - Betty Navin	#56 - Marguerite Myers
#46 - Joan Bowker	#39 - Karen Mills
#15 - Dan Connelly	#23 - Janet McSorley
#11 - Nicol Giandome	#52 - Hanna Holbrook
#58 - Marilyn Buchanan	#50 - Edith Ainsley
#26 - Corinne Long	#36 - Lani Ravin
#7 - Kara Roosen	#32 - Dorene Quesnel
#19 - Dickson Glass	#57 - Sylvie Frisbie
#14 - Beth Alpert	#49 - Meghan Warda
#25 - Melinda Tate	

Present by Proxy: _14_

A Quorum was declared with _38_ units represented.

Topic	Discussion	Follow-up
Approval of Minutes from Annual Meeting 2021	Dan Connelly made a motion to read the minutes of 2021, James Smith made a motion to waive the reading of the minutes. Dan Connelly amended his request to have page 7 of the minutes read and wanted the minutes revised reflecting that he voted against this. Kristin Leavitt made a motion to accept the minutes with the amendments, Joan Bowker seconded. All in favor, none opposed.	
President's Letter	Anne Welsh re-caped the presidents letter	
President's Report		
Parking	Joan Bowker had a comment under parking, it should read: if unit has two cars, one should be parked in the garage. Melinda Tate also commented about the parking.	
Rental Units	This should read: rental units must be approved by PMA. There is a cap of how many rental units are allowed, 30% or 17 units. PMA was asked how many units are rentals, Jen said 8 rentals. Karen Mills said that there should be more in the security deposit account if there are 8, PMA will verify.	PMA will double check on the number of rentals.
Financial Report		
Roof and Roads Funds	The board has reported that if use of the funds were needed, it would be subject to owner approval, Joan Bowker wanted to know how many unit owners would need to vote. Kristin Leavitt thought 51% approval, but will seek legal counsel to find out what would be needed to divert funds. Melinda Tate thought it would need to be 100% and worries that proxy votes can carry the vote. Dan Connelly raised his concerns about the verbiage and that the Bylaws provide no such provision. Dorene Quesnel believes that PMA finance had no way to record a "13th payment."	Kristin Leavitt will go back to counsel and get a written opinion about these concerns.
Lawns	Dorene wanted to know if Phase III would be done next year, Anne Welsh said we are staggering the treatments, but believes that Phase III is scheduled for next year.	
Tree Replacement	Karen wanted to know what trees are being replaced, and said that if in the budget, these should be identified. She thinks there is enough under the Tree Removal & Maintenance to do tree replacement. James Smith said that this is not a specific project, but understands her point.	

Move to Ratify the 2023 Budget	Joan Bowker made a motion to accept the 2023 Budget, Melinda Tate seconded. All in favor, Dan Connelly opposed.	
Board Elections	James Smith and Kristin Leavitt both have agreed to run. Kristin Leavitt said she will run again, but encouraged others in the community to run. Dan Connelly said he would like to be considered. Votes were conducted over private chat via Zoom, Jen at PMA tallied the votes: Kristin Leavitt and James Smith were voted to serve on the board.	
Other Business	Edith Ainsley would like to start an internal email/newsletter for neighbors, this would be strictly on volunteer basis if anyone wanted to participate.	Contact: Edith Ainsley - email: mseainsley@hotmail.com
	Prue Milnes requested a special meeting about woodstoves, this will be discussed at the next board meeting.	
	Dorene Quesnel wanted to know about garage. Anne Welsh and Karen Mills both said that this is in the budget and we are looking at Phases or as needed.	
	Joan Bowker wanted to know about attaching pictures to the reporting form. Jen at PMA said she has checked and our system does not support this.	Pictures can be emailed to Jen at PMA: jen@vtpma.com
Adjourn:	7:49PM	
Next Meeting:	12/13/22	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>		