

Indian Creek Association

Minutes - November 15, 2023

Meeting Called to Order: 6:15pm via Zoom

Board of Directors	Present	REMINDERS:
Anne Welsh, President	✓	<p style="color: red; font-weight: bold; margin: 0;">ANNUAL MEETING: December 12, 2023 at 6pm via</p> <p style="text-align: center; margin: 10px 0;">We NEED people to participate and join the BOARD...</p> <p style="color: red; font-weight: bold; margin: 10px 0;">There are (3) board member seats up this year and we would LOVE to see more owners involved in participating in our community. ANY board member is willing to talk to you about what is involved in being a board member--and will stay with you during your transition period as you become more comfortable with attending meetings.</p> <p style="margin: 10px 0;">This is a great time to get involved - we have completed most of our big projects: windows, sliding door replacement, the greenhouse rebuilt, front doors, gutters, major wood rot and painting have been completed. New board members can learn how to maintain and care for our wonderful community by participating on the board.</p> <p style="margin: 10px 0;">Contact Caleb at PMA and let him know you are interested in becoming a board member.</p>
Kristin Leavitt, Vice President	✓	
James Smith, Treasurer	✓	
Maura Fitzgerald, Secretary	absent	
Prue Milnes, Member At Large	✓	
Property Management Associates:	Beau Fisher	
Homeowners Present:	#46 - Joan C. Bowker #25 - Melinda Tate #56 - Marguerite Myers #32 - Dorene Quesnel #43 - Ten Eyke	
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:	Kristin made a motion to approve the minutes, James seconded.	
HOMEOWNERS QUESTIONS/CONCERNS		
Unit Number	Concern	Follow-up/Completion
	Unit #31 has left a gas generator outside on the common area for longer than a week which is against the Rules and Regulations. PMA will reach out to the unit.	
TREASURER'S REPORT		
Review of Financials	Issues	Follow-up/Completion
Treasurer's Report	James has no concerns.	
Assessment and AR		
Old & New Business	Discussion	Follow-up/Completion
2023 Major Projects	All 2023 Major Projects have been completed.	
Exterior Back Spigot - Interior Shut Off Valves	PMA sent a letter out for owners to verify that their back spigot is off and the spigot is left open, and that the interior shut off valve is off. Another letter will go out to residents November 20th as a reminder.	PMA reported 22 units have sent back their signed forms. Any resident who hasn't signed the form needs to by November 30th
Roofs	Two roofing quotes were presented to the Board, it was voted on to go with RJ Lang's quote as the Association will get more value from the work completed by them.	
2023 Annual Meeting	Will be held via Zoom on December 12th at 6pm. PMA will be sending out the Annual meeting packets to all homes starting the week of the 20th.	ANNUAL MEETING: DECEMBER 12, 2023 at 6pm via Zoom
2024 Budget	No changes to the budget. Will be presented to the residents at the Annual meeting to be voted on and ratified.	
REPORTING FORM		
Unit Number	Concern	Follow-up/Completion
#24 - Tree Request	Has been approved, Board and PMA will be meeting on the 16th with Teachers to get recommendations for plantings.	
#32 - Storage of gas grill	Request to store gas grill on the deck for the winter months was approved.	
Adjourn:	7:06pm	
Next Meeting:	12/12/23	VIA ZOOM
The board meets the second Tuesday of each month at 6:15 pm via Zoom. Contact Caleb at PMA if you would like to participate in Board Meeting and don't have access to Zoom.		