

Meeting Date: May14, 2024

Meeting Called to Order: 6:00 PM via zoom

Board of Directors

Anne Welsh, President
 Melinda Tate, Vice President
 James Smith, Treasurer
 Dorene Quesnel, Secretary
 Kristin Leavitt, Member at Large

Present

Property Management Associates: Caleb Kelley absent
 Beau Fisher present

Homeowners Present (3): Joan Bowker
 Lauren Carr
 Janet McSorley
 Karen Mills
 Mary + Dickson Glass
 Beda + Aili Beeli

Reminders
The 2024 monthly HOA fee is \$362. An additional assessment of \$362 is due by July1 (roof and road reserve)
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
Seasonal Reminders: POOL AND TENNIS COURTS: The pool and tennis court rules and regulations are located on the Indian Creek website at: IndianCreekCondos.org . You will find them under More / Rules & Bylaws / Admin_pool_and_tennis_rules.pdf
The tennis courts have been open but are in need of some repairs to the fence posts and a broken net post. Only one court is currently useable.
The pool is generally open by Memorial Day weekend. Be aware: The water temperature may still be very cool early in the season!
Every owner/resident is required to be familiar with the pool and tennis court rules & regulations prior to using these amenities.
OUTDOOR COOKING FIRE REGULATIONS: The only location approved for a gas, charcoal, wood or any type of grill/cooking device is if it is on the pavers that have been installed behind each unit, approximately 10 feet from the structure. That includes propane tanks. This is a requirement of State Fire Marshall Regulations for multi-unit dwellings. If your unit is missing these pavers, please contact Property Management.
ALSO NOTE: Fire Pits, and the like, are not allowed at Indian Creek

Agenda Item	Follow-Up
Homeowner Comments:	Joan Bowker commented on the lawns and new pavement at phases 3-4
Approval of Minutes:	April minutes approved by the Board
Financial Reporting	PMA Balance Sheet and ICCA end of month bank statements not in sync. <i>James to reconcile with PMA</i>
Financial Reporting: Accounts Receivable	Delinquent Fees and Assessments: A small number of owners have outstanding balances due to Indian Creek, including fines and late fees. 1 unit is more than 2 months delinquent and will be receiving notice via registered mail. <i>Caleb</i>
Old and New Business	
Insurance Premium Increase	The board discussed if it would be necessary to assess owners for the significant increase in the master insurance policy for the year. This is an increase of \$19,419 from the previous policy and an impact of \$16,182.50 on the 2024 budget. At this time, the Board was comfortable that the Association can absorb that cost this year, assuming there are no additional large, unplanned for expenses. REMINDER TO OWNERS: ensure that your personal Homeowners Insurance Policy includes "loss protection" in the amount of at least \$25,000, which is the deductible of the new ICCA Master Insurance Policy.
Tennis Court	Fence Posts A significant number the wooden fence posts have rotted at the base. The number of posts in this condition is much more than was anticipated (Kristin counted as many as 17). PMA was requested to obtain quotes from professional fencing businesses. To date, one verbal quote has been received and ranges from \$14,715 (wood posts) and \$21,614 (steel posts). PMA has been requested to continue to solicit bids for both repair and replacement, with written details and responses. <i>Caleb: get professional quotes</i>
	Broken Net Post One of the net support posts is broken, on one court. It was observed by an owner that one adult male on the court in the past month was seen sitting on that net. It's unknown if that behavior caused the net post to break. A replacement post is on order.
Indian Creek Sign Damage	The Indian Creek sign at the entry on Dorset Street was damaged by a vehicle. The sign has been removed and is with the same contractor who repaired it for us in the past. PMA will report on the insurance claim progress. The driver's insurance is liable for repair costs. <i>Caleb to follow through</i> Other related repairs for this incident will be to replace/restore lighting to the sign (both sides) and replacement of shrubs.

	Road Committee	Repair and repaving of the loop around the dry pond at phases 3-4 was completed in April. Excess pavement on the truck was also spread in a single layer over some portions of road from the loop toward the overflow parking area, at no additional cost. \$36,385 for this work was funded by the Road and Roof Reserve. Quotes are on file for additional work on the main road. No additional work is planned for in 2024.	
	Roofs	For planning purposes, PMA was requested to obtain estimates from professional roofing contractors for shingle replacement. At this time PMA has received verbal estimates from two contractors, for roofing replacement on a 6 unit building (at current market pricing). This information will be used for Long Range planning.	
	Funding the above Road and Roof expenses	The Board Members will meet this month to discuss options for planning and funding these capital expenses in preparation of presenting this information to Association members (aka: Owners). An Informational Meeting with the Association is being planned for late summer/early fall.	
	Private Road signage-liability	Kristin has made contact with the lawyer regarding discussion on any ICCA legal liability regarding damages to, or caused by, uninvited, non-residents on ICCA private property, particularly the road, as pedestrian traffic has increased, and any signage (or other actions) ICCA may (or should) take that would limit such liability, if it exists. The lawyer has not yet scheduled a meeting date.	<i>Kristin</i>
	Website Maintenance	PMA is requested to update the list of Contacts on the website to reflect the current board members.	<i>Caleb/Beau</i>
	Privacy Planting behind tennis court	Completed prior to distribution of these minutes.	
	Phase 5: Wood-rot repair, Painting, Front door replacement:	In process. Phase 5 owners will be advised separately of when door replacement will take place.	
	Emerald Ash Borer treatment	Contractor will advise of schedule	
Other	Composting on site	There have been owner reports this spring of raccoons under decks, suspected animal intrusion into the attics, skunks in garages etc. Spring bear sightings in our area of South Burlington have also been reported this year. Composting and / or disposal of food scraps (including dog/cat food) anywhere on Indian Creek property is not allowed.	<i>Caleb to contact owner of compost bin</i>
	Loss of electricity to units 26-27 garage and lamp post	This occurred over the winter and a temporary fix was put in place for exterior lighting only. Property Management will contract the Electrician to complete this work.	<i>Caleb</i>

Website Forms:

Open from past reports	Open or closed back spigot in winter	PMA has contacted Cooper Mechanical for clarification of the winterization of the back spigot and will follow up. Thank you.	<i>Caleb to advise of Cooper Mech response</i>
Open from past reports	Gutters full	Anne has requested PMA to schedule Spring gutter cleaning	<i>Caleb</i>
#19	Raccoon	Under deck and concern it may entry into void/building to nest	<i>Caleb to report on findings</i>
#24	Speeding Vehicles	I would like to report someone coming from the back units who drives a black Jeep Grand Cherokee who was speeding through the neighborhood on Tuesday April 16th at 8:05 AM, must have been going 35-40 MPH or more. They were flying! This is an overall problem I see a lot with people speeding in the neighborhood (especially the stretch of road from the very back units towards the pool area) and it really needs to be addressed, besides the occasional reminder. I'm not sure what else we can do, but with so many people walking through the neighborhood for exercise, with their dogs, and with kids, it is very unsafe to be going at speeds like that. If my kid was out riding his bike at this time there could have been an accident due to those high speeds. If anyone knows who owns a black Jeep Grand Cherokee they should be spoken to about the dangerous speeds they were going in the neighborhood.	Has not been identified as an owner's vehicle.
#53	Alder Hill landscape contractor parking vehicles on ICCA road	If you left the complex this AM you saw 3 big trucks and a large carrier by Alder Hill. Every week now to the end of summer trucks and equipment will park on the road to take care of Alder Hill. This was Arrowhead Co. They have room at the entrance of Alder hill and should be parking their trucks and equipment there. This is not helping our road condition and they should be told this is a Private Road. It is up to the Board but I know I don't like it as it also blocks our road.	<i>Caleb</i>
#21	Condition of lawn	Standing water and flooding outside this unit. Excessive moss. Two potential water mitigation solutions were discussed by the Board: (a) excavating a swale to direct water to the runoff swale behind those units and (b) installing a catch basin. Anne will contact the So. Burlington Storm Water District to seek information and their recommendations.	<i>Anne</i>

Updates/Other:

Adjourn 7:30 PM

Next Meeting: 6/11/2024 5:30 PM VIA ZOOM

The board meets the second Tuesday of each month at 5:30 pm via Zoom. Contact Caleb at PMA if you would like to participate in Board Meeting and don't have access to Zoom.