

# Indian Creek Association

Minutes - October 10, 2023

Meeting Called to Order: 6:15pm via Zoom

Board of Directors	Present	REMINDERS:
Anne Welsh, President	✓	<p style="color: red; font-weight: bold;">ANNUAL MEETING: December 12, 2023 at 6:15 via</p> <p style="text-align: center;">We NEED people to participate and join the BOARD...</p> <p style="color: red;">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>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>Contact Caleb at PMA and let him know you are interested in becoming a board member.</p>
Kristin Leavitt, Vice President	absent	
James Smith, Treasurer	✓	
Maura Fitzgerald, Secretary	✓	
Prue Milnes, Member At Large	✓	
<b>Property Management Associates:</b>	Nick Beau	
<b>Homeowners Present:</b>	#14 - Beth Alpert #25 - Melinda Tate #26 - Corrine Long #32 - Dorene Quesnel #34 - Betty Navin #43 - Ten Eyke and Leslie #56 - Marguerite Myers	
<p>For repair requests and complaints concerning violations of Admin Rules, please use the Reporting Form at our website <a href="http://www.indiancreekcondos.org">www.indiancreekcondos.org</a>. If you do not use email, please phone Property Management Associates (PMA) 802-860-3315.</p>		
Approval of Minutes:	Maura made a motion to approve the minutes, Anne seconded.	
<b>HOMEOWNERS QUESTIONS/CONCERNS</b>		
<b>Unit Number</b>	<b>Concern</b>	<b>Follow-up/Completion</b>
#26	Concerned that Teachers cut down the forsythia hedge.	Teachers were hired to trim the hedge, however contacted the board and explained that the hedge needed to be cut back so that it could regrow back with healthier limbs. The board gave permission to have Teachers do the work since they were onsite.
#34	Happy with the lawn treatment	
#25	Her neighbor sent an email with pictures from Gardeners Supply with the cost of trees that they are hoping the association will consider buying to replace the screening between their building and the back buildings #30-35 that they now can see.	
#32	Would like to know about the executive sessions and if there is delinquencies.	PMA explained that there is a process in place if someone is delinquent more than 3 months, they would be sent to the attorney for collections.
<b>TREASURER'S REPORT</b>		
<b>Review of Financials</b>	<b>Issues</b>	<b>Follow-up/Completion</b>
Treasurer's Report	James has no concerns.	
<b>Assessment and AR</b>		
<b>Old &amp; New Business</b>	<b>Discussion</b>	<b>Follow-up/Completion</b>
Lawn work	Anne said there was lawn treatment. Betty Navin was pleased with the lawn treatment that was completed. Vermont Turf to return after KT finishes fall cleanup to aerate and overseed. No watering needed as the seed will remain dormant and get watered with the winter snow melt and hopefully sprout in the Spring.	
2023 Major Projects	All 2023 Major Projects have been completed.	
Exterior Back Spigot - Interior Shut Off Valves	PMA will be sending 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. This letter will go out at the end of October.	
2024	James shared his screen, this highlighted his concerns of deficit spending and that inflation has exacerbated this problem. In the LRP he increases monthly fees to 3.5% for 2024-2025, and will skip painting and wood rot repair for 1 year after each 5 years. LRP includes: front door project that will complete in 2025, tennis court fence 2026, replacement of street lights 2027 and start of roof replacement 2030-2034. The board would recommend this Budget and LRP as a way to increase our Capital Reserves, anticipating \$100k in 2025 and \$200k in 2026. The LRP does not include the replacement of the road, and James said that we could consider a loan or special assessment.	ANNUAL MEETING: DECEMBER 12, 2023 at 6:15pm via Zoom
KT Landscaping Contract	James said that this is underbudget.	
<b>REPORTING FORM</b>		
<b>Unit Number</b>	<b>Concern</b>	<b>Follow-up/Completion</b>
#18 - Request Permission to do Landscaping	The board received a sketch but needs better explanation.	Anne will try to go over and talk with owner.
#15 - Recycling not picked up	PMA reported this to Casella.	
#14 - Door handle finish is coming off	PMA is working on getting a hold of Ron Roy to discuss.	

#39 - Redoing bathroom; water shut off for front spigot.	Owner is redoing downstairs bathroom and knew there had been some discussion around a shut off valve for end units for outdoor front faucet. Wanted to make sure this wasn't something that the Association was responsible for. The board agreed it is unit owner responsibility.	
Adjourn:	7:06pm	
Next Meeting:	11/7/23	VIA ZOOM
<i>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.</i>		