

# Indian Creek Association

Minutes - July 11, 2023

Meeting Called to Order: 6:16pm via Zoom

Board of Directors	Present	REMINDERS:
Anne Welsh, President	✓	<div style="background-color: #e91e63; color: white; padding: 5px; font-weight: bold; margin-bottom: 5px;">Extra Yearly Payment of \$350 Due on July 1, 2023</div> <div style="background-color: #0070c0; color: white; padding: 5px; font-weight: bold; margin-bottom: 5px;">WE HAVE A NEW WEBSITE!!!</div> <div style="background-color: #0070c0; color: white; padding: 5px; font-weight: bold; margin-bottom: 5px;">Do you have any Indian Creek photos that you would like to share?</div> <div style="background-color: #0070c0; color: white; padding: 5px; font-weight: bold; margin-bottom: 5px;">We'd love to use your photos on the website - LET US KNOW!</div>
Kristin Leavitt, Vice President	✓	
Karen Mills, Treasurer	✓	
Maura Fitzgerald, Secretary	✓	
Prue Milnes, Member At Large	Absent	
<b>Property Management Associates:</b>	Caleb Beau	
<b>Homeowners Present:</b>	#25 - Melinda Tate #26 - Corrine Long #41 Julia Deutscher #46 - Joan Bowker	<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:	Minutes not completed from last month, Maura will complete with this months.
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HOMEOWNERS QUESTIONS/CONCERNS		
Unit Number	Concern	Follow-up/Completion
#41	Feels that the door replacement installation has not been well communicated. Door hardware is being provided by the association. Ron Roy will be onsite and will work around owners work schedules.	
#46	The Vails have moved out, who will be there for the door replacement? Anne said that she has taken care of this.	

**TREASURER'S REPORT**

Review of Financials	Issues	Follow-up/Completion
Treasurer's Report	Karen is asking that PMA break out the Painting and Wood Rot as separate accounts. She noticed that the year to date has \$10,000 difference. Caleb says that reports were Cash vs Accrual, he will get Karen the Accrual report.	
Rental Account	There are six rentals (#10, 17, 33, 36, 51, 52) but only \$2500 in the rental account so we are missing \$500 deposit. Would like to know who is moving into #33 and once PMA receives a lease the board will get a copy.	
Status on Yearly Assessments	PMA will send a report to Karen.	

**Old & New Business**

Rules & Regulations - Use of and Modifications to Fireplaces	Discussion	Follow-up/Completion
2023 Major Projects - Tree Replacement	Teachers is scheduled for July 24-28th.	
2023 Major Projects - Painting/Woodrot	Painting is slow due to the weather.	
2023 Major Projects - Potholes	ECI is scheduled however because of the flooding, their availability may not be as soon as we would like. PMA will look into this.	
2023 Major Projects - Gutters	Scheduled for July 31-August 2.	
2023 Major Projects - Front Doors	Scheduled for this week, Caleb will find out what time Ron Roy starts his day.	
Exterior Back Spigot - Interior Shut Off Valves	PMA will send letters out to all homeowners with the results that Cooper found, and it will be the homeowner's responsibility to hire a plumber and install a shut off valve. It is suggested that the shut off valve be a lever. Caleb will talk with Cooper about the ones who were not home, and coming out a different day. Caleb will also follow up with these homeowners.	
KT Landscaping	Our three year contract is up and they are increasing their price 20%. The board has previously gotten bids and most landscaping companies cannot take on a property this large or do not offer plowing in the winter. Pinnacle was a lot more than KT. The board will do a walk around with them to address some of our concerns.	

**REPORTING FORM**

Unit Number	Concern	Follow-up/Completion
#22	Community Lawn Sale - PMA will email out a reminder that there will be a community lawn sale on July 22nd from 9-12pm	

#25	Concerned that the KT Landscaping contract does not have wording that they will brush hog twice a year.	
#32	Concerned that people are not composting. Would like to remind homeowners that No Waste Composting will pick up, and you can take your composting to CSWD.	
#32	Deck replacement has been approved.	
#60	Bush replacement.	Anne took the time to call Sarah at Teachers who recommends that will grow aronia hedger due to the soil, sunlight and interaction with the existing shrub root system. The board is going to follow Teachers recommendation and expertise, two bushes will be replaced.
#60	Issues with spigots.	Association will hire a plumber to go and look at the front and back spigots.
Adjourn:	7:21pm	
Next Meeting:	8/8/23	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>		