

Indian Creek Association

Minutes - June 13, 2023

Meeting Called to Order:

6:16pm via Zoom

Board of Directors	Present	REMINDERS:
Anne Welsh, President	✓	Extra Yearly Payment of \$350 Due on July 1, 2023
Kristin Leavitt, Vice President	✓	
Karen Mills, Treasurer	✓	WE HAVE A NEW WEBSITE!!!
Maura Fitzgerald, Secretary	✓	Do you have any Indian Creek photos that you would like to share?
Prue Milnes, Member At Large	✓	We'd love to use your photos on the website - LET US KNOW!

Property Management Associates: Caleb

Homeowners Present:

- #14 Beth Alpert
- #41 Julia Deutscher
- TenEych & Leslie
- #46 - Joan Bowker
- #56 - Marguerite Myers
- #57 - Sylvia Frisbie

For accurate records, please make sure your full name appears on the Zoom call.

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:	Prue made a motion to approve, seconded by Maura
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HOMEOWNERS QUESTIONS/CONCERNS		
Unit Number	Concern	Follow-up/Completion
#46	Logistics of gutters as they have just replaced their deck. Construction people can help do this, Anne suggested that she come and look at how the contractor did her pipe under the deck.	
#46	Grass needs to be watered, owners need more clarification about what has been put down and water the grass seed.	
#46	Black Ants - Found dead ones	

TREASURER'S REPORT		
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Review of Financials	Issues	Follow-up/Completion
Treasurer's Report	Karen said that the checking account is low and she has transferred funds from the money market. Karen had some concerns about the insurance claim for #22, and it was expensed out, was there an overage -- PMA said that insurance does not cover the pipe. Would like to see the Capital Expenses allocated for painting and wood rot separated.	

Old & New Business	Discussion	Follow-up/Completion
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Rules & Regulations - Use of and Modifications to Fireplaces	We will table again, as formal step is for the board to approve draft and circulate it to the members at large. Only alteration is "seasoned wood."	
2023 Major Projects - Tree Replacement	Teachers will be here late July.	
2023 Major Projects - Lawn	Vermont Turf did the treatments, planted grass, Anne will follow up with them.	
2023 Major Projects - Painting/Woodrot	Wood Rot is completed and painting is done on one building, Phase soffit is \$1600, because they ran into extensive wood rot (will include this in next year's numbers). One building had soffit revision done this year.	
2023 Major Projects - Potholes	Karen said we could move tree money for potholes. Kris is worried about the water running under the road. Culvert reached end of life would be city's maintenance.	
2023 Major Projects - Drainage/Sidewalks	ECI drainage have received invoice, Anne said we added extra work and bill is okay to pay.	
2023 Major Projects - Gutters	Gutters are down on Phase 4, will go up after the painting.	
2023 Major Projects - Front Doors	Doors will begin in July.	
Exterior Back Spigot Shutoff Valve	PMA is getting a date for A Cooper to verify that each unit has functioning shutoff valve for the rear spigot and that the rear spigot shuts off appropriately.	
Garden Area	The garden has been dismantled and mowed. Are we going to continue to mow it? Would like this to be turned back to grass area.	

REPORTING FORM		
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Unit Number	Concern	Follow-up/Completion
#59	All set.	
#49	Lawn seeded, needs to be watered.	

#24	Tree replacement; garage sale date to be determined.	
#34	Ants - has this been completed.	
#32	Deck replacement request, approved.	
#32	Compost reminder	
Executive Session	7:35pm	
Adjourn:	7:48pm	
Next Meeting:	7/11/23	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>		