

Indian Creek Association

Minutes - September 12, 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 6:15 via</p> <p style="text-align: center; margin: 10px 0;">Have you thought about becoming a board member?</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. If any current board members don't remain on the board they will be available to help with the transition.</p> <p style="font-size: small; 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	✓	
Karen Mills, Treasurer	✓	
Maura Fitzgerald, Secretary	✓	
Prue Milnes, Member At Large	Absent	
Property Management Associates:	Caleb Beau	
Homeowners Present:	#26 - Corrine Long #32 - Dorene Quesnel #34 - Betty Navin #56 - Marguerite Myers #57 - Sylvia Frisbie	
<p>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.</p>		

Approval of Minutes: Maura made a motion to approve the minutes, James seconded.

HOMEOWNERS QUESTIONS/CONCERNS

Unit Number	Concern	Follow-up/Completion
#26	Still waiting on vent in bathroom, has not heard back from Vermont Dryer Duct. Asked if association has ever considered solar panels.	Anne will check on this unit to see if there was some confusion.
#38	Has been picking up asphalt after wind storms, coming from the cap of the roof lines on the garages and buildings.	PMA will have someone come and look at this.
#32	Gutters overflowing, the gutters were plugged - PMA had someone come out and look at, still having issues, but may be from heavy volume of rain.	
#35	Still having issues with voles in front lawn area. PMA thinks that if there is a food source the voles stay, may need to get rid of what they are eating. Anne will have the grass people come and look and talk with Betty. Betty asked if insurance would cover this; finding some way to deal with the issue.	
#32	Says that moles/voles leave the lawn area spongy. Dorene does not think that insurance will cover this.	

TREASURER'S REPORT

Review of Financials	Issues	Follow-up/Completion
Treasurer's Report	James was alarmed at the financials, as the association has paid a lot of capital expenses in August, and thinks the cash flow will catch up by the end of the year.	
Accounts Receivables	Will discuss in executive session.	
Old & New Business	Discussion	Follow-up/Completion
2023 Major Projects - Treework	Teachers is scheduled for July 24-28th.	Work has been completed.
2023 Major Projects - Painting/Woodrot	Painting and wood rot in phase IV.	Work has been completed.
2023 Major Projects - Potholes	ECI to do work.	Work has been completed.
2023 Major Projects - Gutters	Scheduled for July 31-August 2.	Work has been completed.
2023 Major Projects - Front Doors	Installation and painting.	Work has been completed.
Exterior Back Spigot - Interior Shut Off Valves	PMA sent letters out to all homeowners with the results that A. Cooper Mechanical Plumbing found, and it will be the homeowners responsibility to hire a plumber and install a shut off valve if theirs didn't work. . It is suggested that the shut off valve be a ball valve which has a lever instead of the old gate valve shutoff. PMA will send out another letter that homeowners WILL NEED TO SIGN AND RETURN THAT EXTERIOR SPIGOTS ARE SHUT OFF AND OUTSIDE WATER SPIGOT IS LEFT OPEN.	PMA will follow-up and get name of the compressor that was installed by a homeowner to blow out the water lines.
2023 Annual Meeting	James shared his screen and worked with the LRP that Karen Mills had started in James' absences. He agrees with Karen that a \$5.00 increase in the monthly dues will result in a spending deficit. James took Karen's work and played around with it, and feels that 3.5% increase each year for 2024-2027, will match our expenses and put money away in the reserves. This amount will taper down to 2.5% increase annually after 2027. He has added Tennis Court Fence, Road Lights and unanticipated capital expenses to the Capital Budget. James will have a draft for the October meeting. We need 30 days notice to owners.	ANNUAL MEETING: DECEMBER 12, 2023 at 6:15pm via Zoom

REPORTING FORM

Unit Number	Concern	Follow-up/Completion

Executive Session	7:07pm - 7:24pm	
Adjourn:	7:24pm	
Next Meeting:	10/10/23	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>		