

Indigo Springs Homeowners' Association

Board Meeting Minutes

Thursday, January 29, 2009, 7:00 pm

Grace Banquet Hall, 1547 E Main St, Greenfield, IN 46140

Board Members Present: Steve Forsyth President, Steve Immink Treasurer, Larry Wheat

Secretary, Frances Hull Committee Mgr, Michael Trabel Community Enhancement

Coordinator

Quorum present? Yes

Others present: 7 Indigo Springs' residents

Proceedings:

Meeting called to order at 7:00 pm by President Steve Forsyth.

President's Report:

Steve F. reported that there were some calls about the plowing of the streets in the cul-de-sacs after the snow storm. Overall the city seemed to do a pretty good job considering the amount of snow. Steve also stated that contracts for mowing and landscaping as well as pond maintenance have been finalized. Steve Immink will review the details in his report. It was also noted that quite a few liens have been files for homeowner dues and fines and that so far two homeowners have paid off their fines.

Treasurer's Report:

Steve Immink submitted the following Treasurer's Report.

		BALANCE 12/9/08		\$7,965.32
12/10/08	1286	Steve Immink	Community Events:WinterFest	-\$77.81
12/11/08	1287	Greenfield Office Supply	--SPLIT--	-\$219.10
12/31/08	DEP	Deposit	--SPLIT--	\$50.00
1/6/09	1288	Smith & Blue, LLC	Attorney Fees:Karin Blue	-\$533.00
1/7/09	DEP	Deposit	--SPLIT--	\$693.65
1/7/09	1289	Greenfield Utilities	Utilities:Storm Water	-\$26.40
1/7/09	1290	Greenfield Office Supply	Office Expenses:General Office Supplies	-\$8.34
1/7/09	1291	Post Net	Postage:Mailbox Rental	-\$120.00
1/9/09	1292	Grace Banquet Hall	Board Meeting Location	-\$450.00
1/9/09	1293	JRs U-Store-It	Operation Expenses:Storage Expenses	-\$145.00
1/9/09	1294	US PostMaster	Postage:Stamps	-\$252.00
1/14/09	DEP	Deposit	--SPLIT--	\$730.80
1/21/09	DEP	Deposit	--SPLIT--	\$2,612.65
1/24/09	1295	Greenfield Utilities	Utilities:Storm Water	-\$24.00
1/24/09	1296	Smith & Blue, LLC	Attorney Fees	-\$736.00
1/26/09	DEP	Deposit	--SPLIT--	\$828.92
		TOTAL 12/10/08 - 1/28/09		\$2,324.37
		BALANCE 1/28/09		\$10,289.69

21 homeowners have paid their dues in 2009. 41 properties had liens filed for unpaid dues, 2 were removed due to full payment. There are 26 vacant homes.

Check #1288 was for the filing of 41 liens and Atty fees for processing. Each lien has a filing fee and a removal fee. These fees as well as the Atty Fees have been added to the balance for the liens that were filed.

Post Net mail box rental has been paid for the full year via check #1291

Grace Banquet Hall Meeting Room Rental has been paid for Jan – Jun 2009 via check #1292

JR's U-Store-It storage has been paid for Jan-Jun 2009 via check #1293

Anyone who wishes to see an accounting of the books or has any questions can call 641-2419 or email treasurer@indigospringshoa.com to set up an appointment.

Receipts of all checks are available for inspection.

Steve elaborated on the contracts explaining that Stripes Landscaping was awarded the contract for mowing, landscaping and replacing the mulch in the playground area at a price of \$13,565.00. This is a 23% savings over last year's cost of \$17,570.00. Aquatic Services of Indiana was awarded the contract for pond maintenance at a cost of \$3,867.00. This comes to a savings of 22% from last year's cost of \$4,900.00.

In addition to the liens already filed, there are three fines that have been assessed and are ready to be sent to the homeowners.

Committee Chair Report:

Francis Hull submitted the following report.

Two committees have submitted their monthly report.

- ❖ The welcome committee has been to visit 3 new residents and they have 3 more to visit soon.
- ❖ The violations committee has sent out violations to 9 residents concerning boats and trailers and all but 5 are currently in compliance. Further action will be taken on these to rectify the remaining violations. There are still issues with residents parking on streets on a recurring basis and fines if necessary will be issued to bring this into compliance.

Government Liaison Report:

Michael Trabel stated that the Board is looking into options regarding the feasibility of hiring a management company to oversee the business of Indigo Springs. There are no plans at this time for such a move, we are just exploring options at this point and discussing the pros and cons.

Question and Answer Session:

Steve F. opened the floor for questions. Leginia Kennedy asked about progress of the playground project. Steve explained that the money for the project was allocated in the 2009 budget and that we are waiting for spring in order to proceed.

Don Hull asked about the cost of filing liens. Steve and Steve clarified the procedure and explained that the filing fees as well as the fee for releasing the lien are added to the homeowners bill and all fines and fees must be paid prior to releasing the lien on the property. Steve I. said that the fee to file a lien is \$13.00 and the fee to remove the lien is \$14.00.

Motion to Close:

A motion to close was made by Francis Hull, Seconded by Steve Immink. The meeting was adjourned at 7:30 pm.

Respectfully Submitted

Larry Wheat, Secretary

2/3/09