

Indigo Springs Homeowners' Association
Board Meeting Minutes
Thursday, June 26th, 2008, 7:00 pm
Hancock Co. Public Library Community Room B

Board Members:

Present: Steve Forsyth, President, Steve Immink, Treasurer and Lisa Davis, Secretary

Absent: N/A

Quorum present? No

Others present: 30 Indigo Springs' residents (see Attachment A – sign in sheet)

Proceedings:

Meeting called to order at 7:05 pm by President Steve Forsyth. No previous meeting minutes to be amended and approved. Steve F. introduced the new, recently elected Board of Directors (above). Everyone was welcomed and new homeowners who were attending a board meeting for the first time were recognized by raising of hands. It was announced that this meeting and all future board meetings would be recorded for the sake of accountability. Steve F. indicated that the meeting would be run in an orderly fashion with plenty of time for questions when we get to New Business.

Old Business:

- 1) Thomas Cone, was appointed by the court to hold the election that was held, he has turned over the mailbox to the new board, he has not released the checking account at this time.
- 2) What expenses we, the board, have had up to now have come out of the board's own pocket and we will be reimbursed out of HOA funds as soon as we have control of the checking account
- 3) We are expanding the board to seven (7) members for more accountability; if you are interested in being on the board please sign up. You must be a homeowner of record to serve on the board. Each board member must serve on (not chair) a committee.
- 4) We are also currently forming seven (7) committees. You must be a homeowner of record to chair a committee, if we are not able to fill the chair positions that way we will have to look into another way to fill them. Anyone can be on a committee (even a renter, because a renter can become a buyer). The committees will be run by the chair of the committee, not the board although there will be guidelines. A board member will serve on the committee and the board will oversee the committee. Jim Clark is chairing the Architectural Committee.

****Resident Mike Mackey questions if we should "ratify" Jim Clark staying in the same position? Steve F. answers no, because that committee already existed with Jim as the*

chair. We will ratify any new chairs next month. Also, this latest election was not a regular annual election but a court ordered special election to carry us through to December so things are status quo until the next election.

5) If you are delinquent on your dues or are in violation of a covenant you are still allowed to attend board meetings. The more involvement, the more apt people are to pay their dues or not violate the covenants. Only homeowners by record in good standing may vote.

6) All violations are canceled at this time, no violations committee exists yet. We will not be handing out violations for 30 days so that the Board can get "our house in order" before requiring anyone else to have their house in order. We will require personal contact before a violation is cited to see if we can help rectify the problem.

President's Report – presented by Steve Forsyth, President

1) All board members will review the last month's financials and sign a paper approving prior to each meeting for accountability.

Secretary's Report – presented by Lisa Davis, Secretary

See attachment B

Treasurer's Report – presented by Steve Immink, Treasurer

See attachment C

New Business:

1) Steve F commented in regards to the letter sent to some Indigo Springs homeowner's from Pope Air Field requesting the trash not be dumped on air field property by Indigo Springs' residents. They indicate that if it does not stop they will prosecute. Steve F. told them that the ISHOA board would work with them in any way to resolve this issue.

2) The board would like to attend a seminar for HOA board members; we would like the HOA to pay the fees to send the board to something like this for all seven (7) members. We will find out when and where the next one is occurring.

3) The board will get together with another HOA board's president for a meeting to discuss how things are being run in other HOAs.

4) We would like to create a task force of Indigo Spring's homeowners regarding issues surrounding the playground and to discuss possible solutions (lights, cameras, etc)

5) Steve I. stated we are in meetings with the webmaster of the ISHOA website and if anyone has any suggestions regarding what they would like to see on the website, please see him.

****Resident Rachelle Hills comments she would like to see a message board*

****Resident Michael Hull comments that we could link the site to the Yahoo group message board*

6) It is the intention of the board to get the board meeting locked in for the last Thursday of each month. We are currently contacting various locations.

****Resident Paul Bell suggests looking into the Patricia Elmore Center at Riley Park*

****Michael Trable suggests a sign in the neighborhood reminding of the meetings Steve F. replies that will probably not happen this year, but we would like to have a form on file for each homeowner about whether they would like to be notified of meetings or other information by email or letter.*

Q & A by Residents during the meeting (other than previously stated above):

****Resident Rachelle Hills asks if there will be any way to recover anything (funds or property) from the previous board? Steve F answers that that is still being worked on and Steve I interjects that we would like to get to the bottom of what happened but can't guarantee anything at this point.*

****Resident Paul Bell asks what will happen moving forward regarding homeowners who do not pay their dues? Steve F replies that previous late fees will be waived but after July 28th, late fees will again be assessed. If someone needs to make a payment arrangement to pay half first and make an arrangement, our goal is to get the dues in so we can pay the contractor, etc.*

****Resident Don Hull asks about access to trees and limbs broken by the recent storms? Steve F answers that if those are on common ground then, yes, the HOA will take care of those but we have no funds at this time. We're working to get a committee up and running for these types of issues.*

****Resident Erin Lahr asks about a guy who was walking around and said he was the Neighborhood watch? Has there been crime in the neighborhood?*

Steve F replies that we have no formal HOA initiated Neighborhood Watch at this time. We have had some teenagers breaking into vacant houses, hanging out creating a “fog of trouble” in some areas, driving go-carts in the road, etc. Also some vandalism at the playground. It is felt that if there is a “presence” out there (i.e.: Neighborhood Watch) things would be better. This spurred a lot of subsequent discussion.

****Resident Rachelle Hills thanks Gayle C. for taking care of the playground, cleaning up graffiti, etc.*

****Resident Erin Lahr asks if, being a new resident, that she could get a copy of the new covenants? Steve F. replies that we will be talking to the lawyer regarding this; we feel there are problems with the new changes. He states we cannot approve sheds, pools, etc until the covenants have been reviewed by the lawyer. The homeowners themselves will ultimately make those decisions with 75% quorum vote and it being recorded. We have no previous records so the covenants are felt to not be correct the way they are.*

****Resident Paul Bell asks what happens when bills come in now? Steve F answers that bills are still currently being paid through the receiver, Thomas Cone.*

****Resident Karen Geer asks if we still have the original ISHOA website? Steve F answers that we will still have the basic website and have met with Tony Gaver, the webmaster but will not be able to make any enhancements to him until we get him paid. Our goal is to make it more useful.*

****Resident Jim Bell questions our personal expenses, might look bad if we reimburse ourselves for purchases however legitimate? Steve F. replies that at this point we have no other choice since we don't have access to the checking account, we will supply receipts for all purchases made and also moving forward two board members will sign each check written, three people will be on the checking account, we will have no debit card and we will purchase most office supplies at Greenfield Office Supply to keep things simpler and support local business.*

****Resident Erin Lahr asks for a description of each committee. Steve I. responds with a brief description of each. See attachment D*

****Resident Eunice Austin asks what curfew is for children? Lisa D responds with curfew (11:00 pm each evening for under 14 years old, 15-18 is 12:00 pm M – Thurs and 1:00 am Fri and Sat) per the Greenfield Police Dept. This also spurred a lot of subsequent discussion.*

****Resident Rachelle Hills comments that the police do take action if called.*

****Resident Christi Hawkins comments that in her experience the police do not take action.*

****Resident Erin Lahr asks what to do about noisy neighbor problems? It was discussed that the policy should be called or Child Protective Services in some cases regarding curfew violations, etc.*

****Resident John Edwards asks if we form a Neighborhood Watch will those people carry more weight with the Greenfield Police Dept? Steve F answers, yes, we hope.*

****Resident Jim Clark states the police have the authority to go in your yard to apprehend someone. Other discussion brought forth a question about if the Neighborhood Watch can apprehend someone? It was thought they could perform a citizen's detainment. The safety committee will have to ask these questions of GPD.*

****Rachelle Hills comments that Indiana has liberal "shoot 'em" laws and you can shoot someone who is in your back yard.*

****Gayle Corfman informed the group that her personal home camera is recording the playground constantly for safety.*

****Jim Clark suggests signs stating "our neighborhood is under video surveillance" as a means of keeping issues to a minimum. It was discussed among the group that getting the teens involved and giving them some type of responsibility in the neighborhood would give them the positive attention they might need to stay out of trouble.*

****Resident Lisa Edwards asks about soliciting in the neighborhood stating a solicitor came to her door after dark. Others offered suggestions in answer that it was against the law for them to come after dark and that you could make sure they have the proper permits or just not answer your door.*

****Resident Michael Hull cautions the group about giving out personal information on the Yahoo group for safety reasons. Steve F replies that the HOA is not monitoring the Yahoo message board, everyone should be policing themselves on that message board.*

Motion to Close

A motion to close the meeting was put forth by Larry Wheat and seconded by Tony Durand. All in favor expressed "aye". The meeting was closed at 8:12 pm.

Respectfully submitted,

Lisa Davis, Secretary
Prepared June 29th, 2008