

Indigo Springs Board of Directors Meeting

September 26, 2006 5:00 p.m- 6:00 p.m.

In attendance were:

Mistie Morales- Secretary of the Board

Sandy Davis- Treasurer of the Board

Steve Immink- Interim Member

BOARD ITEMS

- I. Meeting called to order by Secretary of Board
 - a. July Board minutes approved
 - b. August meeting canceled

- II. Treasurer Report:
 - c. CP Morgan has paid the dues for the lots owned by them. Treasurer has sent the final collection notices to homeowners who have not yet paid their dues, the Treasurer has received some payments and many have contacted her for payment arrangements. The remainder has been turned over to the HOA attorney for property liens.
 - d. Treasurer was able to secure the Hancock County Public Library at a rate of \$35.00 for the Annual Indigo Springs HOA meeting on December 6, 2006.
 - e. Treasurer has continued to update the Indigo Springs Master Homeowner list to include all new homeowners and properties that are being foreclosed, rented, or sold.
 - f. Treasurer provided copy of current banking statement- balance as of 9/26/2006 was \$ 10, 011.18. Motion to accept bank statement made by Secretary, approved by Board.
 - g. Motion to accept Treasurer Report by Secretary, second and approved by Board.
 - h. Treasurer will begin preparing annual financial reports that will be made available for homeowner review at the annual HOA meeting.

II. Secretary Report:

- a. Secretary has currently working on putting together the HOA candidate requirement information, the position descriptions, and annual reports that will be made available at the annual HOA meeting.
- b. Homeowner notices will be mailed first of October: notices will include, Board application, Candidate requirements, position descriptions and date, location and time of meeting. Notices will also advise Homeowners of the HOA quorum requirement.
- c. In order to properly interpret the Indigo Springs Quorum requirement the Board elected to turn the interpretation over to the HOA attorney. The attorney has supplied the legal definition of what constitutes a quorum for Indigo Springs. The interpretation will be made available for homeowner review at the annual meeting. There must be 2/3 majority- the Board decided to be more liberal and go with the 51% of all homeowners constitutes a majority. Without a quorum there can not be any items put forth for vote and Board members will retain their positions.
- d. Safety and Violation Committee has sent out 19 violations in September and 15 of those violations were the 3rd and 4th violation for many homeowners. This committee isn't given the credit they deserve, there are 4 people that weekly ride throughout the neighborhood checking for HOA violations, they than must write them up send the letters and verify a second time that it has been corrected or violate again, this is very time consuming and many homeowners do not understand the process or do not read the updates on line. The committee has posted on the HOA web site and designed a page dedicated to Safety and HOA news and information. We will begin working on more ways to get homeowners to view the site and abide by the covenant rules. Homeowners will be able to sign up for this committee at the annual meeting.
- e. The Board is still accepting donations for the Indigo dog park and the graduated playground areas and Basketball courts- Please email Sandy Davis with donations or to assist in fundraising.

III. Miscellaneous Items

- a. a. The HOA Board meeting will now be held at the home of Mistie Morales still on the 2nd Tuesday of every month- October meeting is TBA- **The October meeting is dedicated to planning of the Annual Homeowners Meeting and Developing the agenda, and preparing annual reports).**