

## Indigo Springs Homeowners' Association

### Board Meeting Minutes

Thursday, April 30, 2009, 7:00 pm

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

Board Members Present: Steve Forsythe 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 Forsythe

#### **President's Report:**

Steve F. reported that a resident had asked to see the financial records of the HOA. The resident was contacted to set up a time to meet with the board to review the records. The resident has not responded as of this date.

The following procedure has been put in place for anyone wishing to review our financial records.

- Contact the HOA Treasurer either by e-mail, letter or phone call
- The Treasurer will respond via the same media through which he is contacted. (i.e. phone, e-mail etc.)
- An appointment will be made at the earliest convenient time for both parties during normal business hours of the HOA (Thursday evenings at 7:00 pm)
- No less than two (2) Board members will be present at this meeting
- At the conclusion of this meeting, letter will be signed by all present reflecting the purpose and resolution of this meeting

Steve also reported that the contractors have started to mow the grass and treat the ponds and are doing a really good job (better than in the past). There has been one treatment of the ponds with another treatment due this week (done bi-weekly). There is new mulch in the playground area. We need to check about getting the entry areas mulched as well.

**Reading of the minutes:** The minutes were read by the secretary. A motion to approve was made by Michael and seconded by Steve I. Motion carried.

### Treasurers Report

BALANCE 3/25/09				\$27,661.74
3/27/09	Deposit			\$2,195.40
4/6/09	Deposit			\$950.00
4/7/09	1304	Greenfield Utilities	Utilities:Storm Water	-\$24.00
4/7/09	1305	Greenfield Office Supply	Office Expenses:General Office Supplies	-\$5.98
4/14/09	Deposit			\$2,533.40
4/16/09	1306	Smith & Blue, LLC	Attorney Fees:Karin Blue	-\$104.00
4/16/09	1307	Aquatic Services Of Indiana	Common Area Maintenance:Pond Treatment	-\$552.46
4/17/09	1308	Hocker & Associates	Misc:Overpayment Of Dues	-\$302.26
4/18/09	Deposit			\$2,280.20
TOTAL 3/26/09 - 4/30/09				\$6,970.30
BALANCE 4/30/09				\$34,632.04
TOTAL INFLOWS				\$7,959.00
TOTAL OUTFLOWS				-\$988.70
NET TOTAL				\$6,970.30

197 homeowners have paid their dues in 2009 up from 157 last month. Check #1308 was to Hocker & Associates for overpayment by HUD for dues.

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

Receipts of all checks are available for inspection.

**Committee Chair Report:**

No report.

**Government Liaison Report:**

No report.

**Old Business**

Fence repairs have been put out for bids. We will award the bids at next month's meeting. We have received two bids to date. Anyone interested should contact the board. A notice will be put on the web site with contact information.

The city has been contacted about repairing two street lamps in the Indigo Springs division. So far there has been no response.

**New Business**

There are several vacant properties that need mowing. We have contacted Stripes Landscaping about mowing these properties. They said it would cost \$25-35 to mow each one depending on the size and condition of the yard.

The HOA Board is planning to hire a management company to handle the jobs that we don't have the manpower to do ourselves. We have two prospective companies that have submitted bids and we will interview them next week. We hope to have them in place by mid-May.

**Motion to Close:**

A motion to close was made by Frances, Seconded by Larry. The meeting was adjourned at 7:15 pm.

Respectfully Submitted

Larry Wheat, Secretary

5/4/2009

### Question and Answer Session:

- ❖ Legenia Kennedy asked if the board had talked to her neighbors about trash and other debris in their back yard. Steve has spoken to them. The Kennedys are also putting up a privacy fence so they don't have to look at the trash, etc.
- ❖ Lisa wanted to know what lawyer the management company would use to enforce the rules of the HOA. That is something we will have to talk to the representatives of the management companies about when we interview them.
- ❖ Bill Blake wanted to know how a management company would be more effective than Omni Management was when they managed Indigo Springs. We explained that they would be working for the HOA and not C. P. Morgan. They have the time and the manpower to follow up on violations and other problems that three or four Board Members or Committee members and homeowners just don't have the time to keep up with.
- ❖ Bill also wanted to know if all homeowners have to vote to hire the management company. The answer is no that is a decision for the HOA Board.
- ❖ Bill also asked about the legal fees from February's treasurer's report. These fees were for the filing of liens. These liens are first tier liens and are paid first in the case of a home owner selling the house or applying for any other type of loan. Liens are a cheaper way of trying to collect homeowner's dues or late fees and fines than filing a claim in court. Homeowners that are more than 1 year late have liens filed at this time. Vacated homes are filed immediately. Dues that are more than 90 days overdue may have liens put on their properties.
- ❖ A question was asked about putting up our own speed limit signs. According to the Greenfield Police, we cannot post our own speed limit signs. If you see someone speeding, call the GPD.
- ❖ A concern was expressed about the safety of kids playing on the bridge. Unfortunately the HOA cannot do anything about this. This falls under the category of parental supervision. The same applies to kids on the playground equipment. Lights, cameras and fences under the bridge are impractical and expensive and probably ineffective.
- ❖ Lisa inquired about where we stand with regard to the legal matter concerning the old board. There has been no word yet from the lawyer. We can pursue a civil law suit but it may cost more in legal fees than can be recovered.
- ❖ Bill Blake asked why we have to hire people with liability insurance to mow the vacant lots. This is because if someone is injured or there is damage done to someone's house or property, the HOA Board could be held liable.