

Indigo Springs Homeowners' Association
Board Meeting Minutes

Thursday August 27, 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

Guest: Nancy Carr, CASI Representative

Quorum present? Yes

Others present: 17 Indigo Springs' residents

Proceedings:

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

President's Report:

The Family Fun Day has been rescheduled from August 29th to September 12th. Flyers will be mailed out this week so they will be received by early next week. It will be held in the common area behind the pond. There will be a moon bounce, horseshoes, etc. There will be canopies to provide shade.

The picnic table/grill project has begun, we have purchased the grills and table and have begun the installation. We are going to hold off on further work on the project for 1 month allowing feedback from the community. A letter and opinion cards will be sent out soliciting the opinions and ideas of the homeowners. The picnic tables and grill are the only improvements that are proposed for this year. The feedback that we receive from the opinion cards will be used to determine the direction in which the Board will proceed with this and additions projects, so it is important that they be returned ASAP.

Reading of the minutes:

The minutes were read by the secretary. A motion to approve was made by Frances and seconded by Steve I. Motion carried.

Treasurers Report

		Credits	Debits
Previous Balance		\$29,099.31	
Cash Receipts	13 Lots	\$2,046.66	
Checks			
Best Fun, Inc	Reserve Equip for FD		\$328.20
Keith Weaver	Picnic Tables and Grill Installation Partial Pay		\$185.00
CASI	Property Management		\$1,091.81
Hancock County Treasurer	Property Taxes		\$1.50
Highland Products Group, LLC	Charcoal Grills		\$510.50
Keifer Enterprises, Inc	Pond Treatment		\$552.46
Kemper CPA Group	Accounting Services		\$190.00
Kim Beasley	IS Family Day Expenses		\$400.00
Smith & Blue, LLC	Attorney Fees		\$84.00
Strips Custom Mowing, Inc	Landscaping		\$2,310.00
Total		\$2,046.66	\$5,653.47
Balance		(\$3,606.81)	
Total Balance		\$25,492.50	

Total Balance includes 4,880.14 left in Greenfield Banking

224 homeowners have paid their dues in 2009 up from 216 last month..

Anyone who wishes to see an accounting of the books or has any questions can call 317-451-2260 or email ncarr@cas-indiana.com to set up an appointment.

Receipts of all checks are available for inspection.

We will be sending notices to homeowners who are delinquent stating that if their dues are not current by September 15th we will add \$95.00 to cover legal fees associated with collection procedures.

Committee Chair Report:

No report

Old Business:

- The drain by the pond behind Runnymede Dr. is damaged/deteriorated. The city has been contacted and will be redoing or repairing it.
- The graffiti in the middle of Bankside Ct. is the responsibility of the city and will need to be contacted about it.
- The fence around the playground is completed.

New Business:

- Jim and Karen Clark have resigned from the Architectural Committee. Homeowners wishing to submit Arch requests should do so by sending them to CASI and Nancy will compile the paperwork and forward it to the HOA Board for review/approval.

Motion to Close:

A motion to close was made by Steve I. and seconded by Frances. The meeting was adjourned at 7:12 pm.

Respectfully Submitted

Larry Wheat, Secretary

8/29/2009

Question and Answer Session:

- ❖ Lisa Davis asked why the minutes for the HOA Board meeting were not posted in a timely manner. The Secretary assured her that the problem would be addressed and rectified.
- ❖ Lisa Davis read a petition to the board, signed by 39 homeowners against the proposed development of the common area on the east side of Indigo Springs housing addition. She also read a list entitled “Other concerns by residents about the proposed development of the east common area”. These documents are on file with the HOA Board.

Responses: Steve F. and other Board members addressed several specific issues which were raised.

1. We have checked with the city about permanent structures and would need approval from the city prior to any kind of gazebo or pavilion. We are nowhere near going forward with any project other than the picnic tables and grills. They are a small first step in the improvement process that can be easily removed.
2. The current project **was** included in the budget.
3. On the parking issue, we cannot stop people from parking on the streets on a temporary basis.
4. We will definitely post signs with the rules to be followed in the picnic area.
5. The issue concerning the privacy of homeowners in the area is a matter that we need to discuss.
6. There is no intention or plans to increase homeowner dues because of this or any other future project.
7. We were asked if we are going to send opinion cards to homeowners that have not paid their dues. We will send cards to all homeowners but if the dues are not paid, we will disregard their opinions.
8. A homeowner expressed the opinion that the money would be better spent fixing the broken trees at the entrance to the subdivision. We will schedule to have them removed.

9. On the issue of spending the money on fountains; we checked into getting fountains put in and Indy Aquatics suggested trying to improve the ponds with chemicals first. In addition, the cost of putting fountains in all of our ponds is very expensive and would probably be cost prohibitive.
10. The contractors will mow and trim around the grills and picnic tables as they do all the other common areas.
11. There is nothing we can do about people shooting off fireworks as they are legal in the state of Indiana.
12. The issue of trash collection/removal will have to be addressed.

- ❖ Tammy Edwards stated that they were told by CP Morgan that the area behind their house would never be developed and remain a “wild” area and that she was concerned that by putting stuff there that we are inviting graffiti and vandalism along with gathering of teenagers. She was also concerned about the noise. She also does not want a dog park in that area. She would rather see the money spent to add park benches for bus stops and to improve properties.

Response: We will consider these issues at our next meeting.

- ❖ Jason and Gail Corfman expressed their thanks for installing the fence around the playground area.

- ❖ Margaret Keller had a complaint about her Arch request for a fence.

Response: We are trying to streamline the procedure for Arch requests and improve the turnaround time for approvals. The only thing we needed from Margaret was a picture of the fence that she was having installed. Nancy Carr from CASI was there and Margaret gave her a picture of the fence. We approved the request on the spot and the issue was resolved.

- ❖ Jesse Jackson wondered what kind of band would be playing at the Family Fun Day. And asked what time they are playing.

Response: The band is made up of local kids and will play from 12:00 until 2:00 pm and we should expect the event to be over by 3:00 pm.

- ❖ Jim Bell is opposed to the change in the common area. He was promised by CP Morgan that the area would never be changed. He paid an extra \$5000.00 for the property because of that area and if we make any changes he may ask for a refund. He is concerned about food left in the area drawing critters and bugs, parking, and causing a fire hazard. He would like the Board to un-consider any improvement projects. He stated, however, that he feels the Board has already made their decision.
- ❖ Paul Bell is concerned about putting in a baseball backstop and diamond in the common area because of available space. He has heard rumors about a shelter, gazebo and horseshoe pit. He doesn't want a picnic table behind his house. He would like a swimming pool put there instead.
- ❖ Paul also had a complaint about his calls to SASI not being returned. That issue was referred to Nancy Carr who was in attendance.
- ❖ Paul's final question was whether the Family Fun Day was a pitch-in or if the HOA was providing all the food. We told him that the HOA is providing hot dogs, chips and drinks.
- ❖ Legenia Kennedy stated that CP Morgan made a lot of promises, many of which were not honored. She would like to see improvements made to give teens something to do. She would also like the common area made into a park like setting with benches and landscaping.
- ❖ Linda Lewis lives across from the playground. She was told there would be walkways around the ponds. She wanted to know who is going to enforce the rules in the common area, residents? Police? How are we going to keep out non-residents? She would like to see money spent on tree trimming and gutters cleaned out.

Response: We always appreciate ideas from homeowners and will take them into consideration.

- ❖ Christian Miller said that he understands both sides of the issue. He is concerned about the security of the homeowners around the common area in question. He sees a lot of pros and cons and thinks the Board needs to weigh all the issues involved.
- ❖ Tammy Edwards wanted to warn other homeowners that birds have been seen opening dryer vents and entering them to make nests inside. This creates definite fire hazard.
- ❖ It was also pointed out that the curbing along Streamside just north of Runnymede is in need of repair.

Response: Larry will contact the city street department to get this fixed.

- ❖ Margaret Keller asked why we are waiting so long to collect the dues.

Response: We tried filing liens on properties owned by those owing past dues on the advice of the HOA attorney. Due to a change in Indiana law this year, those liens are only good for 1 year and would have to be filed each year and applicable paid for each lien. The management company that we have hired to manage these issues uses a different attorney and a different, more effective (in their experience) collection strategy. The Board believes that we have more leverage in collecting the past due accounts with the management company. We also want all the homeowners to know that we will, within reason, work with them to catch up and pay the past due amount if they are having problems.