

Indigo Springs Homeowners' Association

Board Meeting Minutes

Thursday, September 24, 2009, 7:00 pm

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

Board Members Present: Steve Forsyth President, Steve Immink Treasurer, Frances Hull Committee Mgr

Quorum present? Yes

Others present: 12 Indigo Springs' residents

Proceedings:

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

President's Report:

20 trees along the front entrance on the North side of the black fence in front of the subdivision were pulled out and hauled away. These trees were all maple trees that were rotting and were diseased. The cost to remove these trees was \$900. It looked like that when the trees were installed; the machine that was used to insert the trees damaged the bark causing the bark to break away from the trunk exposing it to heat from the sun. Also the burlap sacks that were used were plastic not allowing the roots to adhere into the ground to become established. We are currently accepting bids from nurseries locally to plant 22 trees to replace the 20 that were uprooted as well as 2 more that were uprooted prior to our knowledge.

There was a concern by a couple of homeowners along Breakwater where we pulled the trees from that by doing this we were trespassing onto their property. The area that is 20 feet South from the North boundary line of the properties that butt up against McKenzie is considered to be a LD & UE. (Landscaping, Developer, and Utility Easement.) We were informed by the city if we let this go and did not maintain that area, we (ISHOA Board of Directors) would be responsible. There was an agreement when the community was in development between the developer and the residence on the North side of McKenzie that this area would be landscaped and maintained with a fence border.

Postcards that were sent out to all the homeowners, asking them to vote on what they would like to see added as amenities in the neighborhood. These amenities will be added to the Common Area that is on the East side of the community. In the last board meeting there were several concerns that were brought up. We took into account all of the issues and felt that parking would be the biggest

issue. We will have to address this should it become an issue. We do realize there is an issue with goose droppings, which can be corrected by spraying a deterrent in the area that would be in use.

Based on the feedback we have received, the board has elected to go ahead and have the picnic tables and the charcoal grills installed. Nothing else will be done until Spring of next year. Before anything is done, we will gather information from the city as to what we can do. Based on what our options are, we will gather all the necessary information as to what it will take to add that amenity to the recreation area. We will then share that information, send out controlled voting cards, and gather feedback before making a decision.

Here are the results from the post cards that were sent in. We received 71 post cards.

Avg. Score for Amenity		How many Cards had Amenity selected	
Larger Playground	8.55	Pavilion	48
Pavilion	7.31	Larger Playground	44
½ Court Basketball	7.02	½ Court Basketball	43
Corn Hole	5.90	Other, Horseshoes	42
Softball Diamond	5.54	Volleyball Court	41
Horseshoes	5.38	Corn Hole	40
Volleyball Court	5.07	Softball Diamond	37
		Nothing/Would Not Use	17

Suggestions that fell into the category for ‘Other’ includes Football Field, Pool, Walking Path, Full Basketball Court, Soccer, Moto Track, Skating Area, Cameras, Frisbee Golf, Merry-go-Round, more fish and Dog Park

Reading of Minutes:

Due to the resignation of Larry Wheat, Secretary, the minutes from last month were not read. The minutes for last month and this month will be read in the upcoming board meeting on Thursday, October 22, 2009

Treasurers Report

		Credits	Debits
Previous Balance		\$25,492.50	
Cash Receipts	4 Lots	\$450.39	

Checks

City of Greenfield	Permit of Fence by Playground		\$30.00
CASI	Property Management		\$1,145.34
Printing Partners	Copies and Postage Survey		\$324.85
Stripes Custom Mowing, Inc	Landscaping		\$1,505.00
Yard Greetings	Family Day Adv Signs		\$149.70

Keifer Enterprises, Inc	Pond Treatment		\$552.46
Printing Partners	Copy/Postage of Cards		\$206.21

Total	\$450.39	\$3,913.56
Balance	(\$3,463.17)	
Total Balance	\$22,029.33	

Total Balance includes 4,880.14 left in Greenfield Banking

Upcoming Expenses (Rough Estimates)

CASI	\$3,200
Stripes Custom Mowing, Inc	\$2,000
Keifer Enterprises	\$552.14
Jerry's Tree Service (22 Tree Removals)	\$900
Tree Replacements (22)	\$4,400
2 nd half of Rec Area installations	\$140
Attorney and Court Fees for Delinquents	\$4,450
Mailings for BOD Nominations and Elections	\$500
Lloyd Clark Fencing	\$1,393
Total	\$17,535.14

226 homeowners have paid their dues in 2009 up from 224 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.

The Attorney and Court Fees are for taking the top 25 delinquent homeowners with the largest amounts owed to court. Homeowner will be responsible for paying back any legal and court fees as part of this process on top of dues that are owed. We had to decide how many we could fiscally go after based on the attorney and court fees.

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.

New Business:

Larry Wheat has submitted his resignation letter and will no longer serve on the Indigo Springs Board of Directors

Nomination forms for Board of Director candidates will be mailed out the first week of October. Forms must be mailed back and post marked by October 31, 2009. Near November 15th, a letter will be sent to the homeowners reminding them of the Annual Election as well as profiles for the individuals who submitted forms to become a candidate. There are up to 4 positions open. These individuals will be on a 2-year term. Those that have served 2 years will then step down from the board. This is designed to keep consistency on the board from year to year.

The Family Fun Day was somewhat of a success. We held this later in the year than when we wanted to. Next time we will try to have this type of event in June/July in the late afternoon in hopes of a better turnout.

Motion to Close:

A motion to close was made by Steve I, seconded by Frances. The meeting was adjourned at 7:18 pm.

Respectfully Submitted
Steve Immink, Treasurer

Questions and Comments:

Comments were made about the tree removal and suggestions for types of trees were made.

Comment was made about increased trouble where there are basketball courts.