

Indigo Springs Homeowners' Association
Board Meeting Minutes
Thursday, August 28th, 2008, 7:00 pm
Grace Banquet Hall, 1547 E Main St, Greenfield, IN 46140

Board Members Present: Steve Immink Treasurer, Lisa Davis Secretary, Francis Hull Committee Manager, Michael Trabel Community Enhancement Coordinator, Larry Wheat Government Liaison

Absent: Steve Forsyth, President
Quorum present? Yes

Others present: 17 Indigo Springs' residents.

Proceedings:

Meeting called to order at 7:03 pm by Treasurer Steve Immink. He explained that President Steve Forsyth could not be present this evening so he would be conducting the meeting. Steve I welcomed everyone and explained that we would go through the business of the homeowner's association as the board of directors and we would wait until the close of the meeting to have a Q & A session. He indicated that pencil and paper were supplied on each table for those who wished to take notes or write down questions to ask at the end of the session. He recognized any new homeowners or any who were attending a board meeting for the first time by raising of hands. Steve also introduced the board members and stated their respective positions.

President's Report – prepared by Steve Forsyth, presented by Steve Immink

- The Board of Directors has been meeting weekly to go over the by-laws and covenants. We have pretty much finished revising the By-laws and are waiting for the HOA attorney to let us know if there are any problems, once we get the okay back from her the board will be voting to accept or reject the amended By-laws.
- We have also starting looking at the covenants and we are going to try to get through them as soon as possible so that we can create a ballot for the homeowners to vote on. Be patient with us as we go through this process and if you have any input and ideas let us know so they can be considered.
- The ARCH committee has been meeting weekly and things are progressing well in that area. There are many changes that many homeowners have done without filling out the proper paperwork. The ARCH committee will be contacting those that do not have paperwork filled out. There will be more on this when the committees give their reports.
- Most committees have had at least one meeting as of now so the committees are

starting to take shape. If you are interested in joining a committee, please let us know.

- We are planning on having a community work day in the near future (possibly late Sept) as there are several things that need attention. The fence in front of our community needs to be repaired and repainted; also the fence in the back section along the airport is in need of repair in several places. Anyone that is willing to help make your community a better place is encouraged to come out and help, there will be lunch served.

Secretary’s Report – presented by Lisa Davis

The previous board meeting minutes were read in their entirety excluding Q & A from residents. It was indicated that the meeting minutes with the Q & A are out on the website if anyone would like to view it in its entirety. Lisa D. made one update to state she had reserved Grace Banquet Hall for December 11th, 2008 for the annual election meeting. A motion was made by Larry Wheat to approve the minutes as read with no amendments. Frances Hull seconded that motion and the previous meeting minutes were approved.

Treasurer’s Report – presented by Steve Immink

| | | | |
|---------|-------------------------------|-------------------------------------|-----------|
| | BALANCE 7/31/08 | | 9,578.08 |
| 7/2/08 | DEP Deposit | --SPLIT-- | 170.00 |
| 7/7/08 | DEP Deposit | ISHOA Dues Received | 131.00 |
| 7/11/08 | DEP Deposit | --SPLIT-- | 493.33 |
| 8/1/08 | DEP Deposit | --SPLIT-- | 1,854.65 |
| 8/3/08 | 1241 Wal-Mart | Welcoming Committee Gifts | -55.15 |
| 8/5/08 | 1242 Grace Banquet Hall | Board Meeting Location | -75.00 |
| 8/6/08 | 1243 US Postmaster | Postage | -173.32 |
| 8/6/08 | 1244 Hancock County Treasurer | Tax:Property | -15.00 |
| 8/6/08 | 1245 Smith & Blue, LLC | Attorney Fees | -788.00 |
| 8/6/08 | 1246 Greenfield Office Supply | Account Payment | -6.73 |
| 8/6/08 | 1247 Steve Forsyth | Reimbursement | -50.55 |
| 8/9/08 | Deposit | --SPLIT-- | 850.00 |
| 8/19/08 | Deposit | --SPLIT-- | 536.94 |
| 8/22/08 | 1248 Fiano Lawn & Landscaping | Common Area Maintenance: Lawn Care | -1,925.00 |
| 8/25/08 | 1249 JRs U-Store-It | Operation Expenses:Storage Expenses | -29.00 |
| 8/26/08 | Deposit | --SPLIT-- | 680.00 |
| | TOTAL | | 1,598.17 |
| | BALANCE 8/28/08 | | 11,176.25 |
| | TOTAL INFLOWS | | 4,715.92 |

TOTAL OUTFLOWS

-3,117.75

213 out of 321 Homeowners have paid their dues (66%). Next Invoice statements will be going out to those have not yet paid with additional late charges.

Anyone who wishes to see an accounting of the books or has any questions can call the Indigo Springs' phone number at 641-2419 or email treasurer@indigospringshoa.com to set up an appointment.

Receipts of all checks written are available for inspection by homeowners.

Note: The 3 Deposits that are listed above for 07/02/08, 07/07/08 and 07/11/08 were not included in last month's treasurer's report.

Government Liaison Report – presented by Larry Wheat

As the Government Liaison it is my job to coordinate things with the different government agencies in town.

I contacted the city planning office earlier this month to gather information concerning the issues that the Architectural Committee is addressing. I was seeking the city's guidelines on the fencing, sheds, pools and things of this nature so we could begin to formulate and standardize the Architectural Guidelines for Indigo Springs. We feel that a clear and concise set of standards is important to the committee as well as the homeowners.

One of the items that was brought up last month was obtaining some fill dirt for the common area east of Springside Drive. Nathan at the city planning office says that the area is designed as part of the drainage system for the housing addition and we cannot change it.

I also attempted to contact the police officer assigned to Indigo Springs about starting a Neighborhood Watch and I am continuing to do that. He has not gotten back to me yet. I am going to try a different approach and see if I can get some better results in the next week.

Attempts to contact the street department about several issues with some of the streets have been unsuccessful to this point. I will continue to try to get in contact and get these problems resolved. If you have issues with the streets, roads or any other things please give him a call and he'll try to resolve.

Community Enhancement Coordinator's Report – presented by Michael Trabel

Part of the Community Enhancement Coordinator's job is to take suggestions from anybody as to what you'd like to see to make the community better. So, if you have suggestions feel free to email or call the phone number.

As was previously mentioned in the President's report we are looking at a Community clean up day to be held on Sept 27th for which we will have flyers passed around. Please notify us if you would like to attend so we can get a count for lunches, if you don't notify us please don't let that stop you from coming out anyway, we'll figure all that out. Again, the things that need to be done are fix broken fences (back section) and general clean up of the whole sub-division.

I am trying to contact CP Morgan to find out who made the signs so we can look into getting the damaged one repaired or replaced and also to get them to remove the erosion rolls that are around the neighborhood that are becoming an eyesore, this will need to be done at their own expense.

Committee Manager's Report – presented by Frances Hull

As the Committee Manager it would be easier for me to let each of the committee chairs read their own reports rather than me reading their reports since they know more of what they have done so at this time I'd like to recognize:

Architectural Committee Report - presented Jim Clark

Since the Architectural committee started meeting on 6-24-2008 we have had 7 meetings. We currently meet every Monday at 7:00 at 741 Indigo Ct. Since we started meeting on 6-24-2008 we have received the following:

Ten (10) requests for various projects.

- We have approved seven (7) of the projects.
- We have denied one (1) of the projects.
- We have not reviewed two (2) of the projects. (not met since they were received)

During our meetings we have gone through the covenants and addressed any issues we have found to be unreasonable and would like to see modified or removed. This is something that was supposed to have been done once the H.O.A. was turned over to the residents that for whatever reason never happened.

We have also been working on creating our "Architectural Standards". These were also to be created by the Architectural Committee once the H.O.A. was handed over to the residents. These are not covenants, but are our own standards that we can create. These do not require a vote of the residents; these are guidelines or standards of types of materials, acceptable styles, reasonable things that we want to control. So, there is a lot to do in figuring out where we stand with everybody, what has been approved and what hasn't been approved.

At this time we have not sent out any "Architectural Infractions" this is because over the last few committees things have been placed in different files and locations. We do have everything that has been approved, anything that was denied or never submitted we do

not have paperwork on or the files would be huge. We are in the process of creating one (1) paper file and one (1) electronic file that will be classified by the lot numbers rather than by owner's names or addresses, although this will be available for searching the electronic file as well. Essentially at this time we do not have a complete list of what has or has not been submitted and approved but we are getting very close and once we do we will begin sending out "Architectural Infractions" and it appears there are many! We hope everyone will be cooperative as we discuss things with people so we don't have to start getting into violations and infractions. I'm sure there are some that will require violations due to no paperwork has been filed with us or the city and people will be required to either bring things up to standards or depending on the situation, remove them or repaint them, a number of different issues.

We are still looking for additional committee members to join us. We currently have a total of 5 members but would like to see one or two more to help out with the load. If interested, just a reminder, you have to be in compliance with everything in order to serve on the committee. Thanks!

Welcoming Committee – presented by Legenia Kennedy

On Sunday, August 3rd we set aside time for delivery of our first gift baskets. We met at 4:00 pm and went to Wal-Mart to gather our supplies and then Steve Forsyth, Karen Clark, Rachelle Hill, John Kennedy and I delivered seven baskets to our new neighbors. Three were not home and we will meet with them at a later date.

Sunday Aug 17th at 4:00 pm, Steve Immink, Karen Clark, John and I delivered five baskets to our new neighbors. They were Kristin Mallory, Connie Cartwright, Curtis Hackleman, David Buckner and Jon Leisure. Two were not at home and we will be delivering to them on Wednesday evening.

On Wednesday Aug 20th, Steve Forsyth, John and I delivered the last two baskets to those neighbors that we could not meet with on the weekends, Justin Lahr & Erin Hittinger and Kelly Soukup.

We have not set a meeting for another delivery at this time; we are waiting to see how many new we have. We are also excepting new members on the welcoming committee. Thank you.

Violations Committee – presented by Don Hull

We met on Thursday, Aug. 21st our only meeting since the last board meeting. Discussed were zones assigned to each committee member and time tables to accomplish our goals. The zones assigned give approximately 60 homes to each member including the chair with an additional 26 homes assigned to the chair (or 86 homes total for the chair). Violations of immediate concern are: garbage cans stored in improper areas (in front of

garages or on the side of homes), basketball goals near or in the street, non-operational vehicles in driveways, boats stored next to homes and unkempt yards. All necessary homes should be visited by the end of six weeks and any notices necessary to bring all homes into compliance will be sent within nine weeks. All homes will be given cordial verbal notice that something needs to be brought into compliance, after 10 days an official notice will be sent if the violation has not been corrected. This notice will detail the violation, penalty and sanctions if applicable. As of this time, since our last meeting, 29 homes have been reviewed for visual or verbal notice to bring them into compliance.

We are still in need of one additional member for the violations committee considering the number of homes each member has to cover, and the time that is allowed for each to cover all the homes and still have lives. We're going to schedule meetings once or twice a month to make sure everyone is covering the necessary homes and if not comfortable going out alone will put together teams basically to cover things within the time table. Thanks.

Events Planning Committee – presented by Kim Beasley

We had our first community yard sale August 15th & 16th. From what I understand there was a lot of participation and every one did well. I had one myself so I was unable to get out and see just how many there were. The only problem I am aware of is that Mrs. Wheat pointed out that there was not a lot of traffic in the back of the neighborhood so maybe we should have put up a sign of some kind to let people know that there were homes in the back of the addition having sales also.

Saturday, October 18th (start time to be determined) has been set aside for a Fall Festival - Mrs. Wheat, Mindy (from across the street) Steve, Steve and myself were talking about this and we have come up with some good ideas for the event such as pumpkin carving, apple bobbing, apple cider, popcorn. We would like to set this up on a corner or cul-de-sac. I will get some tables and chairs and I will also try to get the moon bounce again for the day. The HOA has a popcorn making machine and we now know who to order supplies from and we would like to get some caramel to do caramel corn. We also have a DJ who lives here in our community who has offered his services for the event.

We need to find someone who might have access to a wagon for hayrides. We need to get the community involved and I need some help getting all this arranged because I don't have anyone working with me right now. Larry Wheat's wife and Mindy across the street are involved, if anyone else wants to serve on this committee, please contact me or let us know if anybody has any other ideas. Thanks.

Safety Committee Report – presented by Lisa Davis

The Safety Committee has no chair right now and we have not been able to have any meetings. We are waiting for the GPD to contact us back regarding information on the Neighborhood Watch Program but we're still working on it. We have some other safety

issues: playground, swimming pools not fenced in, things like that. The swimming pool thing will be a non-issue soon since people will be taking them down for the season. If anyone has any ideas or suggestions or wants to be on the committee, we can always use additional members so let us know. As soon as we hear from GPD about the Neighborhood Watch we will have a meeting. We also need a chair for this committee so if you know of anyone who wants to chair this committee please let us know.

Old Business

We do have a couple of points on Old Business that are still in progress:

The sealed bids, public notice for contracts that we will be accepting in October is still ongoing. We will come up with a date that bids will be accepted through. Michael Trabel motions to table and carry this issue on to the next meeting and Frances Hull seconded the motion.

We are still working with the By-laws. We met with Karin Blue and she gave some suggestions on the first draft we did on the By-laws. We'll be going over her comments and reworking the By-laws. Larry Wheat so moves to table and carry this issue over to the next meeting and Michael Trabel seconded that motion.

New Business

We will look into more options regarding the playground safety issues. These issues will be continually addressed with the Safety Committee as well. The board feels we need to take this issue out of the hands of homeowners and put it into our hands and make it an HOA matter. What we'll be looking into is camera, security equipment, chain link L-shaped fence that would border the respective homeowner's lots next to the playground. We're also looking into posting a sign with a list of rules for the playground. If anyone has any ideas or suggestions for making the playground more usable and continue to monitor for vandalism please email indigospringshoa@yahoo.com, anything sent to that email the board will receive.

Another new item of business is that we had the opportunity to possibly purchase a moon bounce for events throughout the year. It was being sold for \$850.00. We were in communication with the insurance company and they said they couldn't guarantee certain things would be covered with the use of a moon bounce. We talked it over as a board and unanimously decided NOT to purchase the moon bounce at this time.

We have also been working with the Webmaster, Tony Gaver to update the website. We have gone through some design changes and are constantly adding things to the website such as adding email addresses for each of the Committee Chairs as well as the members of the board. So, when you go out there and click on the link for the board of directors there will be a link to email each one of us. We hope to soon have a short paragraph describing each committee and what their functions are.

In response to one of the questions from a resident in last month's Q & A session about what we are currently paying the HOA attorney per hour if she did not require a retainer. Her fee per hour is \$165.00 and she only charges us per hour of use, she has not charged us a retainer. The board feels comfortable with that amount.

Motion to Close

A motion to close the meeting was made by Larry Wheat, seconded by Michael Trabel. The meeting was closed at 7:46 pm.

Q & A/Comments from Residents

****Kim Beasley wanted to know if Elaine Wheat, who had previously done flyers for the Community Yard Sale, would be willing to do those for future events? She says it would be okay to do this on a half sheet of paper to save ink and paper.*

****Kim Beasley has noticed a streetlamp at the corner of Breakwater and Streamside is out and the faceplate will not stay in place, she is afraid a kid will pull wires out. Larry Wheat responds that he will contact the city and if anyone notices any other street lights out to report it to him.*

****Kim Beasley comments that she cut down and hauled away the trees broken down by the storm in May at the back of her house (Streamside entrance) in the common area and now feels we need to get rid of the stumps. She offers to give us a tree off her property (since she has installed a fence and it is in the way). If the HOA wants to move it and place it in the common area,(it will take some people to accomplish this), she will take care of watering it. She says she is not in a hurry and Steve I mentions we could possibly make that a project for the Community Beautification Day on Sept 27th.*

****Jason Corfman who lives in the two-story next to the park comments that he appreciates what we are saying about the park and the possible options that we are considering. In the past few weeks he and his wife have been ultimately accused of being sexual perverts for keeping video tapes of children at the park, invading people's privacy or rebel rousing people when trying to inform people of the vandalism. So, he informs that as of tonight they will no longer be video taping the park, the camera has been directed as much as possible to survey their property only. He also informs that his wife will no longer monitor for vandalism or damage done to the park equipment. He just wanted to let us know that.*

****Charles Moore 515 Runnymede Ct is concerned about the levy behind his house which used to be pretty and green, nice and grassy, when he first moved in but ever since the DNR came in and sprayed, the weeds are tall. He is concerned that when the weeds die this winter, the kids who smoke cigarettes under the bridge will start a fire. He wants to know if we'll look into having some trees or grass put back there. He would be willing to mow it. He says the mosquitoes & grasshoppers are bad back there and you*

can't even see the sign back there. Michael Trabel says he will look into it and Larry Wheat comments that this is the kind of information we need to know because if no one tells us the issues we can't do anything to correct. Steve I comments that if people who live on a common area can notify us if there is something not getting done then we can talk to the contractors of lawn mowing and maintenance to correct.

****Eunice Austin wants to know what we're doing about the Natural Areas along Streamside Drive that people are cutting down and putting their swing sets and things like that on? Are we looking into the fact of whether that is their property or who put the signs up (about that being a natural area), was it the DNR or CP Morgan? Someone commented that when they moved in they were told the DNR put up the signs and that the area was not to be mowed by them.*

****Eunice Austin asks if we're talking to the police not only about the Safety violations and the night watches but about speed signs in the neighborhood? Larry Wheat states his understanding is they will not put up speed signs but he's not sure why since other additions have them. Eunice then asks if we have mentioned to the mayor that one child has already been hit on Indigo Drive? Larry Wheat will check into this more clearly.*

****Eunice Austin wants to know regarding the tree fort put up in the back, did we find out if it is on HOA property or the owner's property because it is in a tree that lines the path that runs behind her house? Don Hull comments that as the board did a walk-thru we determined that it was on the owner's personal property but we might have to do a survey to double check but from all appearances it appears to be on his property. Eunice then comments that her biggest concern is if it is on HOA property that lines the common pathway area who is responsible if a kid gets hurt on that? Larry Wheat & Jim Clark comment that at this point according to the covenants tree houses are not allowed without proper paperwork and we are in the process of determining whether it was approved or not. Eunice then asks if people have put things up without proper paperwork is everybody going to be made to take them down or grandfather people in? Jim Clark expresses that we are going to grandfather in if they have proper previous approval but will have to bring things up to standard in the future when comes time to replace the item (shed, etc). Lisa Davis states when the old board approved things that the current board has no control over that (whether they be right or wrong) and we have to abide by those approvals for now, we can't just wipe away previous approvals just because we're the new board. If the tree house is on HOA property or has not been approved it should come down. Lisa asks patience for this new board as we work through all these issues as we have a lot of things to fix and it is taking endless hours to go thru all the infractions, city records, etc to find out what is on whose property, etc. It will take time but eventually we will get most of it straightened out. Jim Clark states to report infractions to the Arch committee because they can't see everything. Eunice states there has been issues with the kids and the tree house, different rules for different kids about who can play there, one day it is padlocked, etc. Everyone agreed it would be looked into and if it needs to come down that will be addressed.*

****Don Hull asks who will foot the bill for the tree house coming down? Jim Clark states he can't say right now, they have to see if it was approved. Someone comments that they owner themselves stated they did not get approval, they just put it up. Larry Wheat states we will definitely look into the matter. Someone comments that if the owner put it up the owner should be responsible for taking it down.*

****Lisa Davis asks that if anyone did not sign the attendance book please do so for the attendance record.*

Q & A closed at 8:02 pm