

Indigo Springs Homeowners' Association
Board Meeting Minutes
Thursday, September 25th, 2008, 7:00 pm
Grace Banquet Hall, 1547 E Main St, Greenfield, IN 46140

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

Absent: N/A
Quorum present? Yes

Others present: 15 Indigo Springs' residents.

Proceedings:

Meeting called to order at 7:05 pm by President Steve Forsyth. Steve welcomes everyone and indicated he was glad to see first timers present.

President's Report – presented by Steve Forsyth

We are currently accepting bids for the maintenance contracts for Indigo Springs. Public notices for bidding were placed in the Greenfield Daily Reporter and the Indianapolis Star (Including Indy Star online) and on Craig's List online. Most of our responses have been in response to the Indy Star online ad. Once the bids have all been submitted the board will be securing contractors for next year. We want to have this tied up by the end of the year.

Steve Immink and I met with the HOA attorney last week and we are further preparing documentation for the possibility of filing suit against former board members concerning wrong doings. Our intention is to get with the county prosecutor within 4 – 6 weeks. Karin Blue, the HOA attorney feels it is anticipated that we'll have something started on that very soon.

In the interest of saving time and for better quality audio for the secretary the committees will be submitting their committee reports to the Committee Manager (Francis Hull) so she can give the report of committees instead of the committee chairs giving them.

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. A motion was made by Michael Trabel to approve the minutes as read with no amendments. Frances Hull seconded that motion and the previous meeting minutes were approved as read.

Treasurer's Report – presented by Steve Immink

BALANCE 8/27/08				11176.25
9/6/08	DEP	Deposit	--SPLIT--	403.84
9/9/08		1250 Smith & Blue, LLC	Attorney Fees	-798.00
9/9/08		1251 Fiano Lawn & Landscaping	Common Area Maintenance: Lawn Care	-1155.00
9/9/08		1252 Greenfield Office Supply	Account Payment	-117.70
9/9/08		1253 Greenfield Utilities	Utilities: Storm Water	-42.00
9/15/08	DEP	S Deposit	--SPLIT--	540.38
9/20/08	DEP	S Deposit	--SPLIT--	680.00
9/22/08		1254 US Postmaster	Postage	-420.00
9/22/08		1255 Karen Clark	Welcoming Committee Gifts	-13.19
9/23/08		1256 Grace Banquet Hall	Board Meeting Location	-75.00
9/23/08		1257 Greenfield Daily Reporter	Classified Ad	-335.16
9/23/08		1258 Vanessa Atkinson	Misc	-170.00
TOTAL 8/28/08 - 9/25/08				-1501.83
BALANCE 9/25/08				9674.42
TOTAL INFLOWS				1624.22
TOTAL OUTFLOWS				-3126.05

225 out of 321 Homeowners have paid their dues (70%). Sent statements to those still outstanding with the letter that was sent out this past Tuesday, additional charges included.

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

Receipts of all checks are available for inspection.

Homeowners with unpaid HOA Dues at the end of October will be filed with the Attorney for further action. Steve F. interjects that the HOA attorney has suggested that we put liens against homeowners who have not paid their dues because it is much more effective than just late fees.

Three items of clarification on the above report: 1) Reimbursement to Karen Clark was for welcoming committee gifts that were purchased. 2) Reimbursement to Vanessa Atkinson was for overpayment of HOA dues. 3) The amount to the Greenfield Daily Reporter was for the classified ad for public notice that we were accepting bids for common area maintenance.

Government Liaison Report – presented by Larry Wheat

This month I contacted the Greenfield Street Department concerning a couple of problems with metal sticking out of the pavement in the middle of the road in the back section. I also reported several street lamps being out in order to get them repaired. I also discovered that you can report things to the city online on the city website. I am continuing to attempt to contact a police officer to set up a meeting to begin a Community Crime Watch program. To this point there has been no response.

Community Enhancement Coordinator's Report – presented by Michael Trabel

Saturday, September 27 is the beautification day. Please meet at 9:30 am at the Indigo entrance at the front of the subdivision. The more the merrier. We are going to paint the fence up front, fix the fence in the back section and if we have enough people just do general clean-up of the neighborhood.

We are continuing to explore ideas on how to monitor the park. We are looking into the cost of lighting, fence and a possible camera system.

We are always open to suggestions on how to make the subdivision a more livable place. Please get your ideas to a board member or feel free to make suggestions during the Q&A section after the meeting. We're here to make the subdivision what you guys want.

Committee Manager's Report – presented by Frances Hull

The Welcoming Committee has delivered welcome baskets to 3 families this month and they are waiting on a 4th to move in to deliver to them.

The Violations committee has been visiting homeowners to bring our community in line with the covenants. There are several pending violations waiting on compliance of verbal warnings. The first violations will be going out soon. The goal of the committee at this time is to have visited all homes in Indigo Springs by Oct 4 2008 and have any and all official violation notices sent out no later than the end of October.

The Events and Planning Committee continue to need help in planning the Fall Festival.

No report for the Arch committee as of 1 p.m. today.

All Committees need much help in the way of volunteers. We ask those of you who are not involved in a committee to sincerely consider joining one to help.

Old Business

We continue to work on the bids for maintenance contracts. Six contractors have contacted us regarding the mowing and landscaping contracts. No one has contacted us

regarding the pond maintenance contract. Two of the businesses have actually come out and walked the property.

We're going to vote to approve a playground project tonight. Our intention at this time is to place two light poles with cameras and a fence. Later we'll get the budget amount for this project after we get some quotes. For those of you who don't know, on a board, the President does not vote unless to break a tie. All in favor of the playground project say "Aye" – 5 Ayes. All those opposed – 0 Nays. Motion carries unanimously.

The By-laws are ready. We'll go over the changes real quickly before we vote. (Larry Wheat handed out copies of the changes). The By-laws are the responsibility of the Board to vote in the changes, the Covenants are the responsibility of the Homeowners. Some of the changes in the By-laws are due to C P Morgan is no longer involved so certain things no longer apply. Steve F. went quickly through all the proposed changes. All in favor of accepting the By-laws as read say – 5 Ayes, all opposed – 0. Motion carries unanimously to accept these changes to the By-laws. Copies of the By-laws will be mailed out to everyone within the next two weeks.

New Business

December 11th, 2008 will be the annual budget meeting with the annual election immediately following.

Application for candidacy will be mailed out to all homeowners. If you're interested in running for office the deadline for submitting your application will be Oct 23, 2008. That will give us time to get the information about the candidates printed out and mailed to all the homeowners prior to the annual election. There will be no nominations from the floor because people have a right to know about the candidates prior to the election.

Steve I. states he has been in contact with Tony Gaver (webmaster) and has added information to the website regarding each committee and their functions. There is also a place to volunteer for each committee by hitting a link which will contact that committee chair.

Motion to Close

A motion to close the meeting was made by Larry Wheat, seconded by Michael Trabel. The meeting was closed at 7:44 pm.

Q & A/Comments from Residents

****Rachelle Hills has three questions:*

1) What is going on with the Safety Committee? Lisa D. responds that we do not have a chair for this committee at this time but we need a chair. We have continually been

trying to contact the GPD regarding the Neighborhood Watch to no avail. Our next step will be to contact the chief of police and on up to the Mayor if we have to in order to get a response. We have not had a meeting yet of the Safety Committee, we will plan on having one as soon as we can gather information about the Neighborhood Watch program.

2) In the Covenants what is the prohibition against dog runs, loose dogs, barking dogs 24/7 and is there a plan to enforce? Frances responds that Rachelle needs to report any infractions to the Violations Committee to be followed up on.

3) Rachelle also comments that she has experience and has taken a class on Emergency Preparedness and wonders if the Safety Committee wants to follow up with having some information shared with residents about having an Emergency Preparedness plan in place since winter is coming up. A lot of people are not aware that the local Emergency Mgmnt Office expects you to be prepared in case of a natural disaster to take care of yourself for 72 hrs. She is willing to contact the local county Emergency Mgmnt Office and see what info they can give us.

****Kim Beasley wonders if we are still interested in the tree by her house? Michael Trabel states that if we have enough people for Community Enhancement Day that can be one of our projects.*

She also comments that she got a hold of the city and got the street lamp fixed near her home.

She reports that she does have access to a wagon for the Fall Festival but needs a truck to pull it with. She reports that she spoke with the DJ and he is still available for the Fall Festival but would need power. The location of the Fall Festival was discussed and how to get power to that location. Steve I. states to get a list of options together and present them to the Board.

Q & A was closed at 7:52 pm.