

Indigo Springs Homeowners' Association

Board Meeting Minutes

Thursday, May 28, 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

Quorum present? Yes

Others present: 11 Indigo Springs' residents

Proceedings:

Meeting called to order at 7:05 pm by President Steve Forsythe

President's Report:

Steve F. reported Board member Michael Trabel has resigned effectively immediately. If anyone is interested in being on the Board, please let us know. He also noted that the Community Garage Sale is scheduled for June 12-13, 2009.

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

BALANCE 4/29/09				\$34,632.04
5/1/09	DEP	Deposit	--SPLIT--	\$2,359.24
5/2/09	1309	Greenfield Utilities	Utilities:Storm Water	-\$26.40
5/8/09	DEP	Deposit	--SPLIT--	\$1,081.80
5/12/09	1310	Stripes Custom Mowing, Inc	Common Area Maintenance:Lawn Care	-\$2,640.00
5/12/09	1311	Smith & Blue, LLC	Attorney Fees:Karin Blue	-\$165.00
5/12/09	1312	Greenfield Office Supply	Office Expenses:General Office Supplies	-\$46.54
5/15/09	1313	Kemper CPA Group	Tax:Fed	-\$315.00
5/28/09	1314	Community Association Services Of IN	Mgmt Property	-\$30,000.00
TOTAL 4/30/09 - 5/28/09				-\$29,751.90
BALANCE 5/28/09				\$4,880.14
TOTAL INFLOWS				\$3,441.04
TOTAL OUTFLOWS				-\$33,192.94
<hr/>				
NET TOTAL				-\$29,751.90

206 homeowners have paid their dues in 2009 up from 197 last month..

Check #1314 to Community Association Services of Indiana (CASI) was for the transfer of funds to Property Management Company.

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.

Committee Chair Report:

No report.

Government Liaison Report:

No report.

Old Business:

- Stripes is mowing the vacant lots that are not being mowed by owners or realtors and the mortgage company or bank will be billed as we find out who is responsible for the property. If any homeowners are interested in mowing these properties, we can do that, however, they must have liability insurance in order to protect the interests of the mower, HOA and property owner.
- One street light (by the bridge) has been repaired. We are not sure if the other has been repaired yet.
- The homeowner that had asked to see the HOA financial records has not responded to set up a time and place to do so despite efforts by the HOA Treasurer to contact them.
- On the question of why the ponds do not look as good as the ponds at Cricket Reel, we had hoped to have a representative from Aquatic Services of Indiana present at the meeting to field questions, however they were not able to make it. It may be as simple as adding some dye to the ponds to improve the color of the water.
- The HOA Board signed a contract with Sentry Management Inc. to manage the day to day business of running the Indigo Springs HOA. We will still have an HOA Board, Architectural Committee and an Event and Planning Committee. A check was written to the management company to allow them to pay bill and invoices as needed. They will also do inspections for violations, send out letters, collect delinquent dues and fees, and file liens and legal proceeding as required. They will do business under the supervision of the HOA Board and follow the guidelines set forth by the HOA Board.
- The Board awarded the contract to repair the fence in Section IV to Ron Hill. He has been asked to proceed with the repairs as soon as possible.

New Business:

Stripes needs to be contacted about which public areas are being mowed and other areas that they may not be mowing as they should.

Motion to Close:

A motion to close was made by Frances, Seconded by Steve I. The meeting was adjourned at 8:10 pm.

Respectfully Submitted

Larry Wheat, Secretary

6/2/2009

Question and Answer Session:

- ❖ A question was asked about speed limit signs on our streets. We once again explained that the city says that we cannot post our own speed limit signs. There may be a possibility that we can make signs stating the speed limit at the entrance to the subdivision as others have. We will need to check into this.
- ❖ A homeowner asked what the current Board is doing to retrieve property owned by the HOA from the former board. Steve F. and Steve I. tried to inventory the HOA assets but were not able to get a complete list. The issue was turned over to the HOA attorney and is still a pending matter. The Greenfield Police Department as well as the Hancock County Prosecutor have declined to file any charges against the former board.
- ❖ The concern about graffiti on the bridge was brought up. As an HOA, there is really nothing we can do about it other than to encourage parents to supervise and control their children.
- ❖ We were asked if we could clean up the trash and tires from the woods by the bridge. If we have enough man-power we can get it cleaned up ourselves or we will need to hire someone to do it. The Board agrees that it is a problem and needs to be addressed.
- ❖ A spirited and lengthy discussion about the role that the management company and its benefits to the homeowners verses the cost ensued. If anyone has any questions or concerns about this matter, feel free to contact the Board and we will address any and all questions.