

**Indian Creek Phase IV B – Monterey Villas**  
**BOARD OF DIRECTORS**  
**January 30, 2019**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**Time and Location: 6:45 p.m. Keystone Clubhouse**

**Determination of Quorum:** Directors present: Ed Yonkers – President; Don Rooney – Vice President; Cathy Yonkers – Secretary; Ann Summers – Treasurer; Mitch Bomus – Director and Pat Bomus – Director. Quorum was established. Deborah Rose, Property Manager from Campbell Property Management

**Call to Order:** The meeting was called to order at 6:45 p.m.

**Proof of Notice:** The meeting sign was posted on Monday, January 28, 2019.

**Approval of Previous Meeting Minutes:** The Board reviewed the November 14, 2018 meeting minutes. **A motion** was made by Don Rooney to accept the meeting minutes from November 14, 2018. Cathy Yonkers seconded the motion. **Vote was taken and motion passed unanimously.**

**Financials:**

- Ann Summers reviewed the financials from December 2018. **A motion** was made by Ann Summers to accept the December 2018 financials. Cathy Yonkers seconded the motion. **Vote was taken and motion passed unanimously.**

**ICCHOA Report:** There was nothing to report from ICCHOA.

**Management Report:** Ed Yonkers and Debbie Rose met with Ricky and Leo from RCI Painting on Wednesday, January 30 to discuss the painting project. Leo did an in depth study of each home, and will provide a report of repairs that need to be made at each home. They hope to begin the project in the middle of the month, weather permitting. The rest of the items on the management report will be reviewed throughout the meeting.

**Unfinished Business:**

- Trellis behind #116 still needs to be cleaned and repaired. The Board asked Campbell to send a final letter via registered mail giving a 14 day notice, before it is turned over to the hearing committee.
- The February 2019 painting project was discussed. An initial letter was mailed out. A sample of RCI's preparation letter was handed out. The side porches on end units will be painted by the Association.
- The following owners need to trim trees on their property. Violation letters were sent. The Board asked Campbell to send final violations to the owners if the work has not been done.
  - #106 – palm tree in back
  - #108 – Schefflera
  - #126 – palms in back
  - #170 – palms in front
  - #172 – palms in front
  - #189 – trees are overgrown
- The Board discussed signs and flags and the related section of the documents. #170 needs to be sent a violation letter for his Texas flag on the garage.
- The owner of #100 was told it is her responsibility to have the trees trimmed. They were completed before the meeting.

**New Business:**

- James Hotchkiss at Campbell agreed to set up a web site for Monterey Villas at no cost.

- The Board of Directors' meetings for the rest of the year are as follows. Each meeting is at 12:00pm, except for the November budget meeting, which will be at 6:00pm. The meeting dates are February 20, March 27, April 24, May 22, September 25, October 23 and November 20.

**Open Discussion:**

- Ed Yonkers stated the following homeowners have agreed to serve on the hearing committee. They still need one more member. Ed asked for volunteers.
  - Richard Trenary
  - Constance Marchewka
  - Open Position
  - Lou Arnesani (Alternate)

**Adjournment:** There being no further business to come before the Board of Directors, **a motion** was made by Don Rooney to adjourn the meeting at 7:50 p.m., and was seconded by Cathy Yonkers. **Vote was taken and motion passed unanimously.**