

Indian Creek Phase IV B – Monterey Villas
BOARD OF DIRECTORS
September 19, 2018
BOARD OF DIRECTORS MEETING MINUTES
Time and Location: 12:00 p.m. Campbell Property Management Conference Room

Determination of Quorum: Directors present: Ed Yonkers – President; Don Rooney – Vice President; Cathy Yonkers – Secretary and Ann Summers – Treasurer. Quorum was established.

Deborah Rose, Property Manager from Campbell Property Management
James Hotchkiss, Regional Director from Campbell Property Management

Call to Order: The meeting was called to order at 12:00 p.m.

Proof of Notice: The meeting sign was posted on Monday, September 17, 2018 at 11:30 a.m.

Approval of Previous Meeting Minutes: The Board reviewed the May 25, 2018 meeting minutes. **A motion** was made by Cathy Yonkers to accept the meeting minutes from April 23, 2018. Don Rooney seconded the motion. **Vote was taken and motion passed unanimously.**

Financials: Ann Summers reviewed the financials from May, April, June, July and August 2018. Financials are in good shape, especially since the landscaping, management and accounting contract costs are now lower. **A motion** was made by Cathy Yonkers to accept the May, June, July, and August 2018 financials. Don Rooney seconded the motion. **Vote was taken and motion passed unanimously.**

ICCHOA Report: No report at this time. There will be a meeting in late September.

Management Report: Campbell reviewed the management report. Most items will be discussed throughout the meeting, including the pressure cleaning and painting proposals.

Secretary's Report: No report at this time.

Unfinished Business:

- Between #106 and #108, there is a French drain that needs to be cleaned out. This is currently on hold. However, Campbell stated that we should be able to get someone to clean it out to alleviate the problem.
- Road cover project and road repair costs – currently on hold
- Trellis behind #116 needs to be cleaned and repaired (violation letter will be sent). Trellis at #114 is still being worked on by the owner.
- The following owners need to trim trees on their property. Violation letters will be sent.
 - #106 – palm tree in back
 - #108 – Schefflera
 - #126 – palms in back
- The new three year contract presented by M&H Pressure Cleaning, Inc. was discussed. There was a slight price increase to \$1800 for 2019, 2020 and 2021. **A motion** was made by Cathy Yonkers to approve the new contract by M&H Pressure Cleaning, Inc. for \$1800 per year. Don Rooney seconded the motion. **Vote was taken and motion passed unanimously.**

New Business:

- Ann Summers stated a new line item was added on the existing 2018 budget and on the 2019 budget to show the Accounting Department contract as an operating expense.
- Ann Summers reviewed the draft 2019 budget.

- Proposals from Coastal, Hartzell and RCI were discussed for the February 2019 paint/repair project. **A motion** was made by Ed Yonkers to accept RCI's proposal for \$44,375.00, and to accept the option of adding Aura paint on the garage doors for \$2,676.00. The rotten wood areas will be repaired for \$20.00 per linear foot. Don Rooney seconded the motion. **Vote was taken and motion passed unanimously.** Because of previous issues, Ed Yonkers suggested that homeowner submit to the Board that their contractor be licensed, bonded and insured.
- A new letter will be sent to owners in November on how their villa needs to be prepared by them for the February painting project.
- Sago has not been doing the weeding every month as required by the contract. Campbell will verify when the weeding was last done, and ask Sago to set a scheduled time for the weeding (a calendar). A work order was sent by Campbell to get the weeding done.
- The next meeting is currently scheduled for October 24, 2018.
- #186: A letter will be sent to owner about parking on the street overnight. There is no overnight street parking allowed in the Association.

Open Discussion:

- #162: A letter will be sent regarding the school flag outside their home. Section 12 of the documents states no flags or signs other than the United States flag and military flags are allowed.
- #189: Roof tiles are missing and trees are overgrown.
- Realtime's final checks were discussed.
- One unit is in foreclosure.
- Speeding and parking in the community was discussed.
- A homeowner asked about her responsibility regarding the trees and for referrals.

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 1:32 p.m., and was seconded by Ed Yonkers. **Vote was taken and motion passed unanimously.**