

**Indian Creek Phase IV B – Monterey Villas**  
**BOARD OF DIRECTORS**  
**October 24, 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

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

**Proof of Notice:** The meeting sign was posted on Monday, October 22, 2018.

**Approval of Previous Meeting Minutes:** The Board reviewed the September 19, 2018 meeting minutes. Ann Summers said they never received June 2018 financials from Real Time. **A motion** was made by Cathy Yonkers to accept the meeting minutes from September 19, 2018 with the correction. Don Rooney seconded the motion. **Vote was taken and motion passed unanimously.**

**Financials:** Ann Summers reviewed the financials from September 2018. Due to change in management and accounting companies, there is currently a surplus of \$7,611.52. **A motion** was made by Ann Summers to accept the September 2018 financials. Cathy Yonkers seconded the motion. **Vote was taken and motion passed unanimously.**

**ICCHOA Report:** Don Rooney reported there was no mention of raising the fees for 2019, and they will soon be decorating for Christmas.

**Management Report:** Items on the management report will be reviewed throughout the meeting.

**Unfinished Business:**

- Sean Burlingame cleaned out the French drain between #106 and #108. The total cost was \$125.
- Trellis behind #116 needs to be cleaned and repaired (violation letter was sent). Trellis at #114 is still being worked on by the owner. The Board asked Campbell to follow up on these two items.
- Ann Summers discussed the proposed 2019 budget. There will be no increase in fees. **A motion** was made by Cathy Yonkers to accept the proposed 2019 budget. Don Rooney seconded the motion. **Vote was taken and motion passed unanimously.**
- The February 2019 painting project was discussed. The Board wants to send out notices to the owner to advise them of any work that needs to be done. Sago needs to be reminded that all landscaping should be cut back two feet from the buildings.
- The following owners need to trim trees on their property. Violation letters were sent. The Board asked Campbell to follow up on the work.
  - #106 – palm tree in back
  - #108 – Schefflera
  - #126 – palms in back
  - #189 – trees are overgrown and roof tiles are missing
- The Board discussed the sign/flag violation at #162.
- The owner of #100 was told at the last meeting that she is responsible for trimming the palms in her yard. The Board asked Campbell to follow up with her.

**New Business:**

- The Board suggests that any homeowner needing repairs before the painting project use a licensed and insured contractor, and they should apply for all necessary permits.
- The annual meeting will be held at Keystone Clubhouse on January 30, 2019 at 6:30 p.m.

- The next meeting (budget meeting) will be held on November 14, 2018 at 12:00 p.m.

**Open Discussion:**

- Realtime's final checks were 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 1:14 p.m., and was seconded by Ed Yonkers. **Vote was taken and motion passed unanimously.**