

Indian Creek Phase IV B – Monterey Villas
BOARD OF DIRECTORS
November 14, 2018
BOARD OF DIRECTORS MEETING MINUTES
Time and Location: 12:00 p.m. Keystone Clubhouse

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 Wednesday, October 31, 2018.

Approval of Previous Meeting Minutes: The Board reviewed the October 24, 2018 meeting minutes. **A motion** was made by Ed Yonkers to accept the meeting minutes from October 24, 2018 with the correction. Don Rooney seconded the motion. **Vote was taken and motion passed unanimously.**

Financials:

- Ann Summers reviewed the financials from October 2018. **A motion** was made by Ann Summers to accept the October 2018 financials. Cathy Yonkers seconded the motion. **Vote was taken and motion passed unanimously.**
- The Board discussed the aged owner balances as of October 31, 2018. **A motion** was made by Cathy Yonkers to send #172 to the attorney if no payment was made by the end of November. Don Rooney seconded the motion. **Vote was taken and motion passed unanimously.**

ICCHOA Report: There was nothing to report from ICCHOA.

Management Report: The only items on the management report will be reviewed throughout the meeting.

Unfinished Business:

- Trellis behind #116 needs to be cleaned and repaired. 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 that was mailed to all homeowners. There will be no increase in fees. **A motion** was made by Cathy Yonkers to approve the 2019 budget. Don Rooney seconded the motion. **Vote was taken and motion passed unanimously.**
- The February 2019 painting project was discussed. Campbell's letter to the homeowners was reviewed and approved to mail. The Board would like the letter mailed in November to the owners.
- The following owners need to trim trees on their property. Violation letters were sent. The Board asked Campbell to send second violations to the owners if the work has not been done.
 - #106 – palm tree in back
 - #108 – Schefflera
 - #126 – palms in back
 - #189 – trees are overgrown and roof tiles are missing
- The Board discussed the signs and flags section of the documents.
- The owner of #100 needs to have the palms in her yard trimmed. She told Campbell she is still waiting for a third estimate before having the work done. The Board asked Campbell to follow up with her again.

New Business:

- The Board discussed sending another newsletter to owners.
- The annual meeting will be held at Keystone Clubhouse on January 30, 2019 at 6:30 p.m. The next Board meeting will be held immediately after the annual meeting.

Open Discussion:

- The Board asked Campbell to follow up on the streetlight at the corner of Indian Creek and Moccasin Trail that is still out.
- The Board asked Campbell to verify with the insurance agent whether or not damage to the mailboxes is covered.
- Ed Yonkers stated the following homeowners have agreed to serve on the hearing committee. They still need one more member.
 - 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 12:54 p.m., and was seconded by Ed Yonkers. **Vote was taken and motion passed unanimously.**