

**INDIAN CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
JANUARY 6, 2009
DAVE SULLIVAN'S HOME
1588 S. SYRACUSE**

The Indian Creek Board of Directors meeting was held on Tuesday, January 6, 2009 at 7:00 p.m. at the home of Dave Sullivan. Board members present were Nancy Calkins (President), Dave Sullivan (Vice President), and Ben Gochman (Treasurer). Board members Diane Levene (Secretary) and Terry Wallace (Member at Large) were absent. Danielle Loquercio represented Management & Maintenance, Inc.

Call to Order: Dave called the meeting to order at 7:40 p.m.

Sewer Line Repair: Danielle reported that a sewer line repair had been completed at 1556 S. Spruce Street. Danielle reported that there was a second repair that was necessary, however, she did not fully understand the problem. The Board requested a meeting with Dave McPhee, the plumber with Westwater who provided the estimate and scoped the line, to review the additional findings. Danielle will arrange a meeting.

The Board also agreed that an article should be placed in the next newsletter asking homeowners to be proactive about checking their sewer lines and doing preventative maintenance.

Minutes: The December 2, 2008 minutes were reviewed. Dave moved to approve the minutes as submitted, Ben seconded, vote unanimous. Dave noted that the agenda needed to be corrected to state his home was the location for the January meeting rather than Diane's.

Financial Report: The December 2008 financial report was reviewed and checks were signed. Danielle reported on the delinquent accounts. Ben moved to approve the December 2008 financial report, Dave seconded, vote unanimous. The financial report will be filed for audit.

City Drains: Danielle reported no new business on the City drains.

Paint Colors: Homestead Painting submitted two lighter shades of the mocha color. The Board agreed that Terry should review the new colors, and the colors should be looked at in the sunlight. The Board requested the tally on the paint colors for the February 2009 meeting.

Pool Committee: The Board reviewed correspondence from Judi Marcus regarding the Pool Committee. The Board asked that a thank you note be sent to Judi for her time and involvement on the Committee. Nancy said that Committee member Pam Winsor was planning on attending the next Board of Directors meeting to discuss the Committee's findings.

Snow Removal: Snow removal has been satisfactory to date. The Board will contact Danielle with any issues or concerns regarding snow removal.

Carpentry: Nancy said that she received 24 hour advance notice to leave her gate open for the carpentry inspection by Homestead Painting. She said that it was not adequate time, and notices should be posted earlier. Danielle will contact Homestead Painting.

Danielle reported that carpentry estimates were being completed, and they would be sent out to the homeowners by mid January.

Welcome Committee: There were currently no volunteers to head up the Welcome Committee. The Board discussed some type of potluck for former chairperson Carol Garske. The Board will determine the details for the potluck at a later time. Terry would be purchasing the gift certificate for Carol.

Fence Assessment: The Board agreed that an assessment of the perimeter fences should be completed by a third party in the spring.

Next Meeting: The next meeting will be held on Tuesday, February 3, 2009 at the home of Terry Wallace.

Adjournment: Dave moved to adjourn the meeting at 8:20 p.m., Ben seconded, vote unanimous.

**INDIAN CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
FEBRUARY 3, 2009
DIANE LEVENE'S HOME
1590 S. SYRACUSE STREET**

The Indian Creek Board of Directors meeting was held on Wednesday, February 3, 2009 at 7:00 p.m. at the home of Diane Levene. Board members present were Nancy Calkins (President), Dave Sullivan (Vice President), Diane Levene (Secretary), Ben Gochman (Treasurer), and Terry Wallace (Member at Large). Danielle Loquercio represented Management & Maintenance, Inc. Pool Committee members Selene Gochman and Pam Winsor were also present.

Call to Order: Nancy called the meeting to order at 7:05 p.m.

Homeowner Forum: Homeowners Selene and Pam attended the meeting to discuss the findings of the Pool Committee. Pam explained that the Committee felt that a key card system would be most beneficial to track who was entering the pool area since the largest complaint was non-Indian Creek residents using the pool. Terry said that she thought the Committee would be drafting rules. Pam questioned who would enforce the rules. The Board explained that Management & Maintenance, Inc. has a 24 hour emergency line, and any member of the Association could point out a rule. Selene said the Committee had not yet received a copy of the insurance policy. Danielle said that she would follow up State Farm. Pam and Selene agreed to have rules drafted for the March 2009 Board meeting.

Minutes: Ben moved to approve the January 6, 2009 minutes as presented, Dave seconded, vote unanimous.

Financial Report: The January 2009 financials were reviewed. The Board asked for the 2007-2008 snow totals. Danielle will provide them for the March meeting. Dave moved to approve the financials as presented, Diane seconded, vote unanimous. Financials will be filed for audit.

The delinquency report was reviewed. Dave said that the letter from the Association attorney regarding Olabode Johnson at 1585 S. Spruce was inaccurate. Dave said that he would contact the Association attorney to discuss the matter with him.

City Drains: There is no new business.

Paint Colors: The Board reviewed feedback from the homeowners on the paint colors displayed on 1550 S. Syracuse Street. The Board agreed that since the responses varied so much on the mocha and green colors, they would keep the existing colors. The gray will be lightened to the lighter shade of gray as there was no negative feedback against the lighter gray.

Pool Guidelines: The Board requested that a letter be issued to Bob and Kay Owens requesting that they refrain from providing their key to non- Indian Creek residents.

Terry moved to table discussion on pool keys until the sewer line issues are addressed, Dave seconded, vote unanimous.

Carpentry: Danielle reported that Homestead Painting was proceeding with carpentry repairs. Homestead Painting will plan on painting at the end of April or early May.

Sewer Lines: The Board reviewed an attorney opinion regarding sewer line repairs. The Board asked that Danielle speak to the attorney regarding the opinion to determine whether or not scoping of the sewer line was considered maintenance.

Nan Brinks at 1555 S. Spruce Street still had an unresolved issue with the concrete driveway and the sunken City sidewalk. The homeowner is concerned about the trip hazard the new concrete sidewalk created when it was poured as a result of the sewer line repair. Terry suggested that the concrete be shaved. Danielle will contact the homeowner to see if she would be satisfied with that solution.

Homeowner Correspondence: Cap Hermann at 1566 S. Syracuse submitted correspondence stating he could not locate any of the repairs as indicated by Homestead Painting. Danielle said that she had already contacted Homestead Painting to arrange a time to meet with the homeowner.

Architectural Control Committee: Judy Lamar at 1579 S. Trenton Court submitted a request for replacement windows. Dave moved to approve her request as submitted, Ben seconded, vote unanimous.

Rocks Along Florida: Terry said that there was exposed wiring along the fence. She asked if some of the extra rocks that slide down could be used to cover the exposed wiring. Danielle will contact Chuck from Singing Hills Landscape.

Website: Terry said that Linda Pohle at 1587 S. Trenton Street inquired if outside companies could advertise in our newsletter. The Board agreed that the homeowner can write an advertisement about an outside company, but the newsletter should stay grounded with the homeowners.

Adjournment: Ben moved to adjourn the meeting, Dave seconded, vote unanimous.

**INDIAN CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
MARCH 3, 2009
BEN GOCHMAN'S HOME
7931 E. IOWA AVE.**

The Indian Creek Board of Directors meeting was held on Tuesday, March 3, 2009 at 7:00 p.m. at the home of Ben Gochman. Board members present were Nancy Calkins (President), Dave Sullivan (Vice President), Ben Gochman (Treasurer), Diane Levene (Secretary), and Terry Wallace (Member at Large). Danielle Loquercio represented Management & Maintenance, Inc. Homeowners Selene Gochman, Gretchen Koplin, Judi Marcus, Carrie Singer, Cheryl Gibson, Cheryl's son, and their co-worker Ghent Weyer were also present.

Call to Order: Nancy called the meeting to order at 7:05 p.m.

Homeowner Forum: Gretchen Koplin attended the meeting to discuss a patio cover in her backyard. She reviewed the plans with the Board of Directors. Terry moved to approve the patio cover as presented, Dave seconded, vote unanimous. Gretchen left the meeting.

Cheryl Gibson attended the meeting to discuss painting, the carpentry, and the warranty on painting. Cheryl said that the Association was painting too frequently, and it should be done every six to eight years rather than every four to five years. The Board agreed to take her request into consideration, however, the current paint cycle needed to be completed. Cheryl said that the carpentry repairs were not consistent with the pictures that were issued to her. Cheryl's son said that there were areas where the caulk was missed, and they also were using a low grade of caulk. Cheryl's son said that with good preparation a good paint job should last six to eight years. It was suggested that the Association use at least a 35 year caulk.

Cheryl also inquired about a possible special assessment. The Board said that at this time they have money for emergency sewer line repairs, but they want to see how widespread the breaks or bellies were so if they needed money they could plan a special assessment. Until the Board received scoping reports from the homeowners they would not be accurately assess the situation.

Pool Committee: Selene and Carrie attended the meeting to present the proposed pool rules. Carrie and Selene reviewed each item proposed. Judi made comments on the proposed pool rules Selene and Carrie presented. The Board agreed that they would review the pool rules either later in the meeting or at the April 7, 2009 meeting due to the list of items on the agenda. The Board thanked the Pool Committee members for the work that was done.

Minutes: Terry corrected the minutes under "Rocks Along Florida." She said that her request was to bury one cable wire in one location, not to bury all the cable wire along Florida. Dave moved to approve the February 3, 2009 minutes as amended, Diane seconded, vote unanimous.

Financial Report: The February 2009 financial report was reviewed. Ben moved to approve the February 2009 financial reports as presented, Dave seconded, vote unanimous.

The Board reviewed the delinquency list. Danielle reported that 7671 E. Iowa pays her \$55 in dues each month, however, because of the delinquent balance on the account she receives a \$20 late fee each month, and never brings the account ahead. The Board asked that a letter be issued to the homeowner advising her that if she pays the dues amount plus an additional \$10, the late fee would be waived.

Johnson/Redemption: Dave said that he spoke to the Association attorney, and is recommending that the Association pursue the redemption for 1585 S. Spruce. Dave moved to assert the Association's position as junior lien holder, Terry seconded, vote unanimous.

City Drains: Danielle reported that she was getting updates from the City on the status of the drainage work.

Homestead Painting: The Board agreed to upgrade the caulk to at least a 35 year caulk. The Board agreed to discuss a delay in the paint cycle once the current paint cycle is completed.

2009 Budget: Danielle drafted a proposed budget for 2009/2010. Ben said that the dues should remain low, and a special assessment should be concerned. Diane said that the dues have not been increased in some time, and cost of living increases were taking place on basic items like utilities and water. Ben said that until the Board receives information on the sewer lines, they should hold off on a dues increase. Dave move to approve raising the fees \$5.00, Terry seconded. Ben said a plan is needed, and said the Board needs to be able justify the increase. He also said that more consideration should be given due to the current economy. Dave's earlier motion was withdrawn. Terry said that a dues increase was recommended in the reserve study years ago. Diane moved to approve a \$5.00 dues increase, Terry seconded. Dave, Diane and Terry in favor, Ben opposed and Nancy abstained. Danielle will provide a copy of the reserve study to Nancy.

Plant Health Care: The Board reviewed two bids for plant health care: one from Mountain High, and one from Swingle. Each contractor bid on different items types of spraying. The Board requested clarification on each of the proposals.

1580 S. Syracuse: Danielle reported that she received a complaint from the neighboring homes around 1580 S. Syracuse stating there were multiple people living in the home. The Board asked Danielle to check City ordinances on the number of people allowed in a single family dwelling.

1573 S. Syracuse: Danielle reported that 1573 S. Syracuse had a legal fee in the amount of \$465 that was incurred after the account was paid in full. The Board agreed that the legal fee should be waived from the homeowner's account. The Board also agreed that since it was an error either the Association attorney or Management & Maintenance, Inc. should issue a credit to the Association.

Walkthrough: The Board agreed to meet at 6:00 p.m. on Tuesday, April 7, 2009 to walk with Chuck from Singing Hills Landscape.

Pool Committee: It was requested that Danielle draft the Rules and Regulations into one document for the Board to review.

Adjournment: Dave moved to adjourn the meeting, Diane seconded, vote unanimous.

**INDIAN CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
APRIL 7, 2009
HOME OF NANCY CALKINS
1551 S. SPRUCE STREET**

The Indian Creek Board of Directors meeting was held on Tuesday, April 7, 2009 at 7:00 p.m. at the home of Nancy Calkins. Board members present were Nancy Calkins (President), Dave Sullivan (Vice President), Diane Levene (Secretary), Ben Gochman (Treasurer), and Terry Wallace (Member at Large). Danielle Loquercio represented Management & Maintenance, Inc.

Call to Order: Nancy called the meeting to order at 7:25 p.m.

Minutes: The minutes were corrected to remove the word "items" in the following sentence located under "Plant Health Care" in the minutes of March 3, 2009. The sentence should read, "Each contractor bid on different ~~items~~ types of spraying," Terry moved to approve the March 3, 2009 minutes as amended, Dave seconded, vote unanimous.

Financial Report: The March 2009 financial report was reviewed and checks were signed.

The delinquency list was reviewed. It was requested that Danielle contact Nancy Sloane at 7671 E. Iowa Ave. to discuss her account as she was paying the monthly dues amount, but was not paying anything towards the delinquent balance.

The Board reviewed the account of Mike Ibrahim at 1570 S. Trenton Court. It was requested that a letter be sent to Owner asking that if he pay half of the total balance we will waive the other half which consists of late fees, penalties and interest.

The Board reviewed the account of Phil Garonzik at 1555 S. Roslyn Street. The Owner requested that six months worth of late fees be waived as he had been diligently paying \$75 per month. The Board agreed to waive the six months worth of late fees and waive additional late fees going forward provided the Owner continues to pay the \$75 per month.

The Board discussed the foreclosure at 1585 S. Spruce Street. Dave explained the foreclosure process and said that the Association did not redeem the property.

Ben moved to approve the March 2009 financials, Dave seconded, vote unanimous.

City Drains: The Board reviewed an email from members of the City and County of Denver regarding the drain project. The installation of City drains was moving forward.

Pool Guidelines: The Pool Guidelines were reviewed. A few minor changes were made. Danielle will make the corrections and issue the new rules to the Board. The Board agreed that metal signs should be made up with the pool rules.

Painting/Carpentry: Danielle reported that there were still a few outstanding homes that had not yet completed carpentry repairs. The Board agreed that deadlines were given and if contracts are not signed by the given date then the Association should approve the carpentry bids on their behalf.

Terry said that she had a good handyman. The Board agreed to put the article into the newsletter.

Sewer Lines: Danielle reported that homeowner Maggie Brahm at 1576 S. Spruce contacted her to inquire if Terry's sewer scope was satisfactory for her to have her line jetted. The Board agreed that she needed to have her own line scoped.

The Board reviewed two estimates from Pipeline Industries for repairs at 1574 S. Syracuse and 1553 S. Syracuse. Dave moved to approve both estimates totaling \$7625.00, Ben seconded, vote unanimous.

The Board requested an estimate from Pipeline Industries on the sewer line repair at 1577 S. Syracuse Street.

The Board requested an estimate from Pipeline to remove the roots at 1573 S. Spruce Street.

The Board requested an estimate from Pipeline to jet the sewer line at 7695 E. Gunnison Place.

Danielle reported that she will also get an estimate on the repair for Ben Gochman's sewer line.

Plant Health Care: The Board reviewed estimates from Mountain High and Swingle Tree for tree care. Danielle explained the differences between the two estimates. Diane moved to approve the estimate with Swingle Tree in the amount \$145, Terry seconded, vote unanimous.

Pool Opening Party: The Pool Party will be held on Sunday, May 31, 2009 between 5:00 p.m. and 8:00 p.m. It was requested that Danielle contact the Welcome Committee to advise them of the time and date of the pool party.

Architectural Control Committee: The Board approved three Architectural Control Committee requests via email. The requests were 7511 E. Iowa Ave; Ms.Green submitted a request for roof vents, 7592 E. Gunnison Pl. Ms. Albright submitted a request for replacement windows, and 1583 S. Spruce St, Ms.Garske submitted a request for a new light fixture. Terry moved to approve all three requests, Diane seconded, vote unanimous.

Ms. Maynard at 1569 S. Syracuse submitted a request for landscaping improvements. Ben moved to approve the request as submitted, Dave seconded, vote unanimous.

Ms. Holon at 7705 E. Gunnison Place submitted a request for landscape changes. Dave moved to approve the landscape request as submitted, Diane seconded, vote unanimous.

Ms. Winsor at 1575 S. Spruce Street submitted a request for a replacement tree. Ben moved to approved the replacement tree, Terry seconded, vote unanimous.

Adjournment: Dave moved to adjourn the meeting at 9:30 p.m., Ben seconded, vote unanimous.

**INDIAN CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
MAY 5, 2009
DIANE LEVENE'S HOUSE
1590 S. SYRACUSE STREET**

The Indian Creek Board of Directors meeting was held on Tuesday, May 5, 2009 at 7:00 p.m. at the home of Diane Levene. Board members present were Dave Sullivan (President), Diane Levene (Secretary), Terry Wallace (Member at Large). Board members Nancy Calkins (President) and Ben Gochman (Treasurer) were absent. Danielle Loquercio represented Management & Maintenance, Inc.

Call to Order: The meeting was called to order at 7:05 p.m.

Minutes: The April 7, 2009 minutes were reviewed. Diane moved to approve the minutes as presented. Terry asked that Danielle complete the minutes from the special sewer meeting.

Financial Report: The April 2009 financial report was reviewed and checks were signed. Terry inquired about the Management & Maintenance, Inc. invoice that included the payment of a return check charge. Danielle explained that the charge was billed back to the delinquent homeowner, and the amount was then collected by the Association. Terry moved to approve the financials as presented, Diane seconded, vote unanimous. The delinquency report was reviewed.

Sewer Line: The Board agreed to postpone all sewer line work including jetting until additional information is obtained on the necessity of the repairs. Dave reported that he would be meeting with an engineer on Thursday, May 7, 2009, and would be meeting with Pipeline Industries also as they have made several repairs on the property. Terry moved to approve having Dave continue checking sewer lines, Diane seconded, vote unanimous.

Water Usage: The Board reviewed a letter from Denver Water requesting updated information on the irrigated areas of the property. The Board agreed to return the information to Denver Water.

Pool Guidelines: Danielle reported that she had not received a response from Ben Gochman concerning the pool rules. The Board agreed to give Ben and Selene Gochman until Friday, May 8, 2009 to respond to the pool rules otherwise, the on site pool signs would be made. Terry requested that the pool rules be sent out to the rental units. It was also requested that the sentence, "Any child under 10 must be accompanied by an adult within arms reach" be added to the hot tub rules also. Danielle will add the sentence to the signage.

Carpentry/Painting: Danielle reported that the homes that had not responded to our office about carpentry approval were approved by Management & Maintenance, Inc. Painting should begin shortly after those are approved.

Pool Opening Party: Terry said that she would have information sent to me for a postcard mailing reminder for the pool opening party. Danielle said that Garage Sale Committee Chair, Judi Marcus, agreed to have information to me by Monday, May 11, 2009 for the garage sale reminder. Terry asked that postcards be mailed out on Friday, May 15, 2009.

Architectural Control Committee: Frankie Lah at 7707 E. Gunnison Place submitted a request for landscaping changes. Diane moved to approve the request as submitted, Terry seconded, vote unanimous.

Pam Norton at 1563 S. Spruce Street submitted a request for window replacement. Terry moved to approve the request for window replacement, Dave seconded, vote unanimous.

Mark Glidden at 7825 E. Gunnison Place submitted a request for landscaping changes. Dave moved to approve the landscape changes, Terry seconded, vote unanimous.

Diane Levene at 1590 S. Syracuse Street submitted a request for xeriscaping her front yard with a concrete border. The Board agreed that the concrete border needed to be placed as close as possible to the sidewalk. Terry moved to approve the request as submitted, Dave seconded. Terry and Dave in favor, Diane abstained.

Singing Hills Landscape: Singing Hills Landscape reported that the large upright juniper in the pool area fell over from the heavy snow storm. The Board agreed that it should be removed, and something similar put back in.

Sheds: Danielle reported that homeowner Mike Ibrahim at 1570 S. Trenton Court inquired about putting a shed in his backyard. The Board discussed the matter and agreed that he would need to submit a request that would include the location of the shed, color, purpose, dimensions, and receive approval from his neighbors. Danielle will contact Mike to advise him.

Danielle also reported that Mike asked to be placed on the agenda to discuss fines he received several years ago.

Adjournment: Diane moved to adjourn the meeting at 8:45 p.m., Terry seconded, vote unanimous.

**INDIAN CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
JUNE 2, 2009
TERRY WALLACE'S HOME
1572 S. SPRUCE STREET**

The Indian Creek Board of Directors meeting was held on Tuesday, June 2, 2009 at 7:00 p.m. at the home of Terry Wallace. Board members present were Nancy Calkins (President), Dave Sullivan (Vice President), Ben Gochman (Treasurer), Diane Levene (Secretary), and Terry Wallace (Member at Large). Danielle Loquercio represented Management & Maintenance, Inc. Homeowner Onalee Harlow was also present.

Called to Order: The meeting was called to order at 7:05 p.m.

Homeowner Forum: Onalee at 1552 S Syracuse Street attended the meeting to submit a request for landscaping changes to her front lawn which included dwarf pines, and peonies. Dave moved to approve the request as submitted, Terry seconded, vote unanimous.

Minutes: The May 5, 2009 Board of Directors meeting and April 17, 2009 special meeting minutes were reviewed. Terry moved to approve both sets of minutes as presented, Dave seconded, vote unanimous.

Financial Report: The May 2009 financial report was reviewed and checks were signed.

The delinquency list was reviewed. The Board discussed Nancy Sloane's account at 7671 E. Iowa Ave. Danielle reported that she issued a letter to the homeowner asking her to pay \$20 more than the dues, and the late fees going forward would be waived, however, never heard back. The Board asked that a certified letter be sent to the homeowner giving her a final opportunity to set up a payment plan.

Sewer Lines: Dave reported eight properties with sewer issues that needed attention. He said he wanted someone who was a certified/licensed plumber to review the scopes. Dave mentioned a newer company, Golden West that was offering sewer scopes and jetting for \$118. Dave said he would keep the Board apprised of his findings.

Dave said that the sink hole at Roslyn and Gunnison had not yet been repaired. Danielle will contact the City to follow up on the previous request.

Carpentry/Painting: Danielle reported that the carpentry was completed, and Homestead Painting was waiting for the weather to stabilize before beginning painting.

The Board also requested that Danielle contact Homestead Painting to determine whether or not the truck at the end of the Spruce cul-de-sac was theirs. It should be considered for tow.

Garage Sale: Danielle inquired if residents from Landmark could participate in the garage sale on Indian Creek's property. The Landmark residents would be responsible for moving their belongings back and forth on the day of the sale. The Board agreed that as long as clean up each

day was completed and they paid the fee it was permissible. Danielle will also check with the Garage Sale Committee.

Walkthrough: The walkthrough will be completed on June 13, 2009 at 9:00 a.m. and will begin at the pool.

Homeowner Correspondence: The Board reviewed a request for a replacement fence between 7931 E. Iowa and 7927 E. Iowa. Ben said that the person requesting the change was not the Owner of the property. The Board said the backyard fencing should be dealt with between homeowners. Ben said he was the Owner of 7931 E. Iowa and he was ok with the replacement.

The Hopkins Trust at 7660 E. Gunnison Place submitted a request for a sliding patio door. Terry moved to approve the request as submitted, Ben seconded, vote unanimous.

Marianne Karsh at 1561 S. Trenton submitted a request for a sidewalk expansion. The Board did not fully understand the request and agreed to look at it during the walkthrough.

Charlotte Stall at 7745 E. Gunnison Place submitted a request for replacement windows. Ben moved to approve the request as submitted, Diane seconded, vote unanimous. The Board asked that before approval be submitted to the homeowner she clarify the specifications on grids and style.

Website: Diane inquired about the status of the website. Danielle said that the website was hacked into a few weeks ago and was being upgraded. Diane said that there was no use in having a website that was never available. Diane moved to discontinue the current website, Terry seconded, vote unanimous. The Board agreed to put an article in the next newsletter asking for volunteers to take care of the website. Terry also volunteered to ask people about the Mac store about establishing a website. Ben suggested talking to college kids seeking extra money.

Island Water: The Board discussed getting water to the island on Syracuse and Florida. It was requested that Danielle obtain an estimate from Singing Hills Landscape for getting water the island.

Next Meeting: The next meeting will be held on July 7, 2009 at Dave Sullivan's home.

Pool Rules: Terry said that the Board put Ben in a tough situation with the pool rules since Selene was on the Pool Committee. Ben said that he was upset that he wasn't involved in the discussion. He also said that he was not receiving emails from Danielle

Newsletter: Terry said that the positions up for election should be placed in the next newsletter. A request for biographies for people interested in being on the Board should also be placed in the newsletter.

Adjournment: Ben moved to adjourn the meeting at 8:45 p.m., Diane seconded, vote unanimous.

**INDIAN CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
JULY 7, 2009
DAVE SULLIVAN'S HOME
1588 S. SYRACUSE STREET**

The Indian Creek Board of Directors meeting was held on Tuesday, July 7, 2009 at 6:00 p.m. at the home of Dave Sullivan. Board members present were Nancy Calkins (President), Dave Sullivan (Vice President), Ben Gochman (Treasurer), Diane Levene (Secretary) and Terry Wallace (Member at Large). Danielle Loquercio represented Management & Maintenance, Inc. Resident Mary Love attended the meeting at 7:30 p.m.

Call to Order: Nancy called the meeting to order at 6:20 p.m.

Sewers: The Board reviewed a list of definitions and terms created by Dave regarding the sewer lines. Terry agreed to take the information provided on the sheet and write a newsletter article.

The Board discussed what the next step should be for homeowners with issues including 7835 E. Gunnison Place and 1555 S. Trenton Court. Cabling and jetting were discussed. In order to get a better idea of what cabling and jetting did for the sewer line, Sam Maples of Maples Maintenance was contacted. He explained the difference in cabling (which included a blade that could slice through roots and residue), and jetting (which was very high pressured water that would clean the pipe). The Board requested that Danielle obtain estimates for cabling and jetting. Once the prices were obtained and a contractor was chosen, the Board agreed to cable and jet 7835 E. Gunnison Place and 1555 S. Trenton Court.

The Board requested that Danielle create a spreadsheet showing which properties may need sewer maintenance.

1558 S. Trenton Court/Tibbs: Homeowner Tony Tibbs submitted a letter regarding sewer scoping inquiring why it is not considered part of maintenance. The Board agreed that they are unable to determine the necessity of maintenance or repairs without a sewer scope. Danielle will draft a response to the homeowner for the Board's review.

Homeowner Forum: Mary Love at 7731 E. Iowa Ave. attended the meeting to explain the situation of the bare spots on her lawn. Mary said that her lawn is very minimal compared to her neighbor's at 7771 E. Iowa Ave. She said that the sprinkler system was controlled by the neighbor and she was doing her best to hand water the area. She also said her contractor agreed that part of the issue with the bare areas in her lawn were due to the tree. Mary reported that someone cut a root on the tree in her front lawn, which may have injured the tree. Mary asked if she could mulch around her tree and remove the grass. The Board said that she would need to fill out an application and submit it to the Board. They said that edging would be required to separate the mulch from the remaining grass area.

Minutes: Terry moved to approve the June 2, 2009 minutes as submitted, Diane seconded, vote unanimous.

Financial Report: The June 2009 financial report was reviewed and checks were signed. Diane questioned categories on the financial report including legal expenses, and pool maintenance.

The delinquency list was reviewed. Diane moved to approve the June 2009 financial report, Dave seconded, vote unanimous.

Fencing: The Board reviewed a list of necessary fence repairs for homes with perimeter fencing. The list was created by Skyline Construction Services. It was agreed that letters should be issued to all homeowners needing repairs.

Homeowner Correspondence: Beverly Nussbaumer at 1585 S. Roslyn Street submitted a pool party reservation request. The Board agreed that an all day time frame was not permitted and she needed to decide on either 10:30 a.m. to noon, or 4:00 p.m. to 10 p.m. Danielle will contact the homeowner.

Richard Johnson at 1587 S. Spruce submitted a pool party reservation request. The Board approved his application.

Homeowner Cami Lester at 1554 S. Trenton submitted a request for landscaping changes. Terry moved to approve her request as submitted, Dave seconded, vote unanimous.

Tom Easaw at 7907 E. Iowa submitted a letter indicated our walkthrough findings were not at his home. Danielle reported that she had not yet reviewed his home and the letter issued, but would do so.

Donna Saccocci at 1548 S. Trenton submitted an email saying she had her tree trimmed recently, and requested approval to wait to trim the few dead branches in her tree. The Board agreed that she could wait for a future pruning.

Sue Hurwitz at 1551 S. Roslyn submitted a note suggesting that homeowners wait until the end of the annual meeting to voice comments and concerns. The Board agreed to try to control the membership.

Pool Party: Terry said that she heard from several neighbors who suggested a pool closing party. The Board had no objections. Terry agreed to write an article for the newsletter.

Website: The Board inquired is there were volunteers to help with the website. Danielle reported that she heard from two neighbors. The Board agreed that they should move forward with creating a new website.

Reserve Study Policy: Danielle reported that there was new legislation going into effect on August 5, 2009 regarding a reserve study policy. Danielle said she would try to draft the policy to avoid legal expenses for the Association.

Landscaping: The Board reviewed an estimate from Singing Hills Landscaping to run water to the island at Syracuse and Florida. The Board agreed to table the proposal until next year.

Annual Meeting: The annual meeting will be held on September 1, 2009. Danielle will draft the list of goals and accomplishments for the August meeting.

Next Meeting: The next meeting will be held on August 4, 2009 at 7:00 p.m. at the home of Nancy Calkins.

Adjournment: Dave moved to adjourn the meeting, Terry seconded, vote unanimous.

**INDIAN CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 4, 2009
MINUTES
NANCY CALKINS
1551 S. SPRUCE STREET**

The Indian Creek Board of Directors meeting was held on Tuesday, August 4, 2009 at 7:00 p.m. at the home of Nancy Calkins. Board members present were Nancy Calkins (President), Dave Sullivan (Vice President), Diane Levene (Secretary), and Ben Gochman (Treasurer). Danielle Loquercio represented Management & Maintenance, Inc. Homeowner Judi Marcus at 7835 E. Gunnison also attended the meeting for the Homeowner Forum.

Call to Order: The meeting was called to order at 7:10 p.m.

Minutes: The July 7, 2009 minutes were reviewed. Diane asked two follow up questions: 1. If Danielle confirmed that 7907 E. Iowa was not the violator with the dead lawn and falling trellis. Danielle confirmed that it was not 7907 E. Iowa, 2. Status of the Reserve Study Policy. Danielle reported that it was on the agenda. Diane agreed to wait to discuss it. Diane moved to approve the July 7, 2009 minutes as submitted, Dave seconded, vote unanimous.

Financial Report: The Board inquired where money was going to be taken from to pay for sanitary sewer line repairs. The Board agreed that monies could be taken from the emergency snow removal fund and the tennis court reserve.

Each of the delinquent accounts was reviewed. Diane moved to approve the financial reports, Dave seconded, vote unanimous.

Sewers: Judi Marcus at 7835 E. Gunnison Place attended the meeting to discuss two Architectural Control Committee requests she submitted to the Board for replacement windows, and a modification to her sidewalk. The Board advised Judi that those items were on the agenda and would be approved later in the meeting.

Judi inquired about the status of her sewer line repair. The Board reported that the sewer repair work at her home would be approved, however, was contingent upon obtaining good references for Express Plumbing and warranty information.

Danielle reported that Anne Giacomini at 1555 S. Trenton Court had not yet scheduled sewer jetting, scoping and rerunning the camera through her sewer line. The Board requested that everything be documented.

City Drains: Danielle reported that the two inlet drains were being added on Gunnison near Spruce, and an additional inlet was being added on Roslyn through to Florida. Work should begin in October/November.

Painting/Carpentry: Danielle reported that the carpentry was completed, and painting had begun. Diane reported that after Homestead Painting accidentally broke her fence they repaired her fence, but the repairs raised the height of her fence so her cats could escape her backyard.

Sewers: The Board agreed to proceed with having the sewer lines for Monica Guardiola and Shirley Franklin cleaned out. Danielle reported that Ms. Franklin would prefer not to have her sewer line torn up and would rather have ongoing maintenance. The Board agreed that was dependent on the sewer scope.

Fencing: Danielle reported that the letters concerning the fence have been mailed out. She reported that most people were compliant in making the repairs.

Annual Meeting: The annual meeting is set up for September 1, 2009 at Eloise May Library. The Board reviewed the list of goals and accomplishments. Nancy agreed to rework those. Danielle will send the notice out for the annual meeting.

Walkthrough: The Board agreed to hold the walkthrough on Thursday, August 20th at 5:30 pm at the pool to follow up on previous letters issued.

Architectural Control Committee: Donna Lynch at 1586 S. Spruce submitted a request for a roof structure over her patio. Dave moved to approve the structure as submitted, Ben seconded, vote unanimous.

Judi Marcus at 7835 E. Gunnison submitted a request for replacement windows, and concrete replacement on her driveway and sidewalk. Ben moved to approve the replacement windows and driveway and sidewalk replacement.

Homeowner Correspondence: Vicky Sanders at 1585 S. Spruce submitted a note saying she was a new homeowner and wanted to plant some flowers. The Board agreed and said she did not need to request approval.

Peggy Rogers at 1571 S. Syracuse submitted a letter saying she did not install a new sidewalk at her home. The Board agreed to check during the walkthrough.

Rebecca Buxton at 7501 E. Iowa submitted a letter saying she was working on her lawn. She also said that she would prune out the dead bushes front her tree although reported that her tree was dying.

Millie Sanger at 1550 S. Syracuse submitted a letter with supporting documentation that her lawn had been worked on last year. The Board agreed that a year had gone by and her lawn needed to be addressed currently. The Board agreed to check the lawn during the walkthrough.

Ed Kraynak at 1563 S. Roslyn submitted a complaint about a weed problem at a neighboring unit. Dave agreed to go help the homeowner address the weeds in her front yard.

Website: Diane reported that she found a co-worker that was willing to help with the website for \$200 for start up, and \$25 per month after that. The Board agreed to proceed with the new website.

Reserve Study Policy: Danielle reported that she was not comfortable drafting the Reserve Study Policy. She said that Association attorney Richard W. Johnston was willing to draft it for \$250. The Board agreed to have the policy drafted by the Association attorney.

Adjournment: There being no further business the meeting was adjourned at 8:35 p.m.

**INDIAN CREEK HOMEOWNERS ASSOCIATION
ANNUAL MEETING
SEPTEMBER 1, 2009
MINUTES
ELOISE MAY LIBRARY**

The Indian Creek annual meeting was held on Tuesday, September 1, 2009 at 7:00 p.m. at the Eloise May Library. Board members present were Nancy Calkins (President), Dave Sullivan (Vice President), Diane Levene (Secretary), Ben Gochman (Treasurer), and Terry Wallace (Member at Large). Danielle Loquercio represented Management & Maintenance, Inc. There were forty-seven (47) homes were represented in person or by proxy.

Call to Order: The meeting was called to order at 7:03 p.m.

Introductions: The homeowners, Board of Directors, and Management & Maintenance, Inc. introduced themselves.

Minutes: The September 2, 2008 minutes were reviewed. Jo Evans moved to approve the minutes as submitted, Shirley Greer seconded, vote unanimous.

Financial Report: Diane reviewed the end of year and year-to-date financial report. She explained that the Association spent approximately \$174,500 for the year, however only set aside \$71,500. She reported that in an effort to save money the Board was considering putting the painting on a five or six year cycle. Diane said that the Board was doing everything it could to avoid a special assessment. Homeowners were grateful the dues were kept low, and said they were half the cost of other communities.

Election of Officers: Nancy Calkins was up for re-election, Terry Wallace decided not to re-run for the Board of Directors. Henry Jesse nominated Nancy Calkins, Terry Wallace nominated Penny Sue Hollon. Judi Henning moved to approve Nancy Calkins and Penny Sue Hollon onto the Board of Directors, Carol Garske seconded, vote unanimous.

President's Report: Nancy reviewed the accomplishments which included: lighting of the monument signs, the pool deck, the asphalt paths, the trip hazard at the pool, garage sale, pool opening party, painting of phase one, landscaping projects, and established pool rules. Terry reported that a Pool Committee was formed to establish rules. Pam Winsor said that she received good feedback about the rules and suggested revisiting the rules before next season. Judi Marcus inquired about problems at the pool. Danielle reported that the problems were minimal and seemed to have been corrected early on. A homeowner reported that there were too many children and grandchildren at the pool. Nancy reported there were too many complaints and compliments about the new house colors, that the Board agreed to leave the colors as was except for the gray which was lightened. Nancy said that the window policy was changed to allow sliders and remove the grids on the rear of the home. Ed Kraynak asked that the Board check the windows at 1570 S. Trenton. He reported that the windows adjacent to each other were different which was against the policy established by the Board. Penny Sue Hollon inquired if windows on Florida and Quebec were allowed to eliminate the grid. The Board said that they had been allowing no grids on windows backing to Florida and Quebec. Diane reported that a new website had been created. She said that updated information was on the site, and asked for suggestions once people visited the site.

Danielle reported that three new storm inlets were being added – two at the Gunnison/Spruce intersection, and an inlet from Roslyn to Florida. Judi Marcus reported that excessive flooding was also present in the Syracuse cul-de-sac.

Dave discussed sewers, and asked for an ad hoc committee to help with the sewer concerns. He said that the Board had been working diligently trying to come up with solutions other than full replacement. Ed Kraynak thanked the Board for their effort and for trying other solutions prior to replacement. Jo Evans reported that she had an issue with her garbage disposal, and said that the general rule is that only stuff that floats should be put down the disposal. She also said that hot water should be run with the garbage disposal. Jerry Caspe inquired about the City's responsibility in this. The Board reported that the lines to the main were the Association's responsibility. Sue Hurwitz inquired what would take place if homeowners didn't scope and had a back up. The Board agreed they would continue to ask for scopes, and if a back up occurred they would address it at that time. Judy Henning said she was concerned about the extent of maintenance. The Board said that per the Covenants maintenance was the Association's responsibility. Judi Marcus also said that scopes were necessary to sell the home. Jerry Caspe volunteered to serve on the ad hoc Sewer Committee. Judi Marcus thanked the Board for the work on her sewer line.

Nancy Calkins reviewed the goals the Board hoped to achieve which include tennis court repairs, website, city drains, continuance of painting.

General Discussion: Warren Erbsen suggested a community directory. The Board agreed to poll the community to determine interest.

Warren, Ed Kraynak, and Carol Garske also discussed the water flow through the backyards of the homes by the pool. Several homeowners experienced problems from the spring that run near the homes by the pool. The Board agreed to discuss the matter further at a Board meeting.

Laurie Caspe reported that she had personal belongings stuck in the lockers at the pool. Terry reported that she checked all the lockers and they are working properly.

Jerry Caspe inquired why Cherry Creek Drive South wasn't extended all the way through. Diane said that homes that back to the open space strongly opposed the extension.

Henry Jesse reported lots of motorcycle noise on Florida. The Board advised Henry to contact the police department.

Terry reminded everyone about the pool closing party.

Joe Barry asked everyone check their zoning since Denver is going through re-zoning.

Adjournment: There being no further business the meeting was adjourned.

**INDIAN CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
OCTOBER 6, 2009
BEN GOCHMAN'S HOUSE
7931 E. IOWA AVE.**

The Indian Creek Board of Directors meeting was held on Tuesday, October 6, 2009 at 7:00 p.m. at the home of Ben Gochman. Board members present were Nancy Calkins (President), Dave Sullivan (Vice President), Diane Levene (Secretary), Ben Gochman (Treasurer), and Penny Sue Hollon (Member at Large). Danielle Loquercio represented Management & Maintenance, Inc. Homeowner Jan Kitta was also present.

Call to Order: Nancy called the meeting to order at 7:06 p.m.

Homeowner Forum: Jan Kitta attended the meeting to discuss changes in the welcome packet, and updating of the Quick Guide. Jan reviewed each of the changes. Dave moved to approve the changes as provided by Jan, Diane seconded, vote unanimous. Jan will send the revised document to Danielle.

Minutes: The August 4, 2009 minutes were reviewed. Diane questioned the fencing and the reserve study policy. Danielle said the majority of the fencing repairs were completed and a few repairs were outstanding. Diane inquired about the Reserve Study Policy. Danielle reported that the policy was being drafted. Penny inquired about the status of 7911 and 7907 and if a letter had been issued to the correct homeowner. Danielle reported that the matter was corrected and the letter should have been issued to 7911 instead of 7907. Diane moved to approve the August 4, 2009 financials, Ben seconded, vote unanimous.

The September 1, 2009 minutes were reviewed. A correction was made. Danielle will file the revised minutes for approval at the annual meeting in September 2010.

Election of Officers: The Board agreed to retain their current positions and Penny will fill the Member at Large position. Nancy Calkins will serve as President, Dave Sullivan will serve as Vice President, Diane Levene will serve as Secretary, Ben Gochman will serve as Treasurer, and Penny Sue Hollon will serve as Member at Large.

Financial Report: The September 2009 financial reports were reviewed and checks were signed. The delinquency list was reviewed. Diane moved to approve the financial report, Dave seconded, vote unanimous.

1580 S. Trenton Court: Danielle reported that she approved the contract for the sewer repairs at 1580 S. Trenton Court per the Board's emails. Danielle provided reports from other homeowners. Dave agreed to review the discs and provide guidance. Penny inquired if the Association can make homeowners check their sewer lines. Dave said that the Association doesn't have that authority. He said that the attorney advised them that maintenance of the

line is the Association's regardless of whether or not the line is checked. Dave reminded the Board that Jerry Caspe volunteered to serve on the Sewer Committee.

Creek: The Board discussed the "creek" near 7901 E. Iowa Ave. Penny will try to obtain information from the neighbors on the creek, and Diane agreed to ask Jan a previous Owner about the creek. Danielle will contact homeowner Judy Lamar about the damage at her home from the creek.

Homeowner Correspondence: Shirley Vaughan at 1563 S. Syracuse submitted a request for replacement lights. Diane moved to ratify the email vote approving the replacement lights, Dave seconded, vote unanimous.

Frankie Lah at 7707 E. Gunnison submitted a request for landscaping changes in her front yard. Diane moved to ratify the email vote approving the minor landscaping changes, Dave seconded, vote unanimous. Penny said she reviewed the landscaping and it was nicely done.

Christine Jensen at 7855 E. Gunnison submitted a request for front yard landscaping changes at her home. Dave moved to ratify the email vote approving the landscaping changes, Penny seconded, vote unanimous.

Laurel Hanson at 1573 S. Roslyn submitted a request for replacement windows at her home. The Board requested that Danielle make sure the grids were consistent with the existing windows in the front of the home. If the grid is consistent on the front of the home the windows are approved.

Shirley Vaughan at 1563 S. Syracuse submitted a request to delay replacing a slab of her driveway. The Board agreed that it was ok to delay the replacement of the slab, but asked that the edge of the concrete slab that has sunken be painted orange to make homeowners aware of the hazard.

Delores Newland at 7582 E. Iowa Ave submitted a letter advising the Board of the changes made to her landscaping. The Board agreed that the changes were satisfactory for the time, however, it would be checked in the spring.

Patricia Bell at 7525 E. Gunnison submitted a letter indicating she completed her fence repairs.

Clovis Walker at 1571 S. Trenton indicated he would make the necessary repairs as noted in the letter he received regarding fence repairs.

Bill and Dee Frazier at 1559 S. Syracuse submitted an email inquiring about several items including a community directory, maintenance of the pool bathrooms, and maintenance of the rock areas immediately adjacent to common area fences. The Board agreed to place an article in the newsletter about the directory, and asked Danielle to obtain an estimate for the additional maintenance of the rock areas. The Board also requested an estimate to fix the pool bathrooms from Dave Kirchner.

Tennis Courts: Danielle reported that she was obtaining estimates to patch the cracks in the tennis courts. Danielle reported that crack repair could not be completed until the spring due to the weather.

Snow Removal: The Board agreed to retain Singing Hills Landscape for snow removal. The Board requested that the tennis court and pool parking lot not be plowed. If necessary the contactor can use those lots to dump snow in.

Next Meeting: The next meeting will be at Penny's house. Nancy will not be able to attend the meeting.

Adjournment: Ben moved to adjourn the meeting, Dave seconded, vote unanimous.

**INDIAN CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
NOVEMBER 3, 2009
HOME OF DIANE LEVENE
1590 S. SYRACUSE ST.**

The Indian Creek Board of Directors meeting was held on Tuesday, November 3, 2009 at 7:00 p.m. at the home of Diane Levene. Board members present were Dave Sullivan (Vice President), Diane Levene (Secretary), and Penny Sue Hollon (Member at Large). Danielle Loquercio represented Management & Maintenance, Inc.

Call to Order: Dave called the meeting to order at 7:05 p.m.

Snow Removal: The Board of Directors discussed snow removal in the community. Danielle reported that the pool parking lot was plowed, however, the contractor advised her that it was plowed so his crew could park their vehicles. The Board agreed the Association should not be charged for that expense. Penny reported that the rocks along the sidewalk at 1551 S. Trenton Court were disturbed by the bobcat during snow removal. The homeowner that lives at 1551 S. Trenton Court raked the rocks back. The Board also reported large sections of grass that were removed from the plow. Danielle will notify Singing Hills Landscape.

Minutes: Diane moved to approve the October 6, 2009 minutes, Dave seconded, vote unanimous.

Financial Report: The October 2009 financial report was reviewed. Penny questioned the expense for dog waste removal by Lauri Day. Danielle reported that the service has been in place for over ten years. Danielle reported that she did not know the details of the service only that the dog waste was picked up from the common areas of the community. Penny said she did not feel there was necessity for the service as she rarely encountered stray dog waste, and if she did she picked it up. Dave moved to cancel the dog waste removal service with Lauri Day, Penny seconded, vote unanimous.

Danielle reported that there were not adequate funds available in the checking account to cover the expenses for the month. Diane moved to transfer \$10,000 from the money market account into the checking account, Penny seconded, vote unanimous.

City Drains: Danielle reported that she attempted to contact the City for an update on the drains, however, received no response back from the City. The Board requested that Danielle pursue the City for a response.

1580 S. Trenton/7835 E. Gunnison: Danielle reported a sinkhole at 1580 S. Trenton and 7835 E. Gunnison Place. Danielle reported that she spoke to Kevin with Express Plumbing and he should address it. Danielle will email the Board with any concerns.

Creek: Penny updated the Board on her findings regarding the “creek” that runs behind several units. Penny said that she spoke to several homeowners who said that there is no “creek” just surface water that runs behind several homes. There are cracks in the street, tennis court and parking lot which are of concern. Penny reported that the neighbors have never seen water running in the form of a “creek.”

Directory: Diane agreed to place an article in the newsletter requesting homeowner information for the directory.

Tree Removal/Pruning: Penny reported that she spoke to Marie Baum who maintains the island at S. Syracuse and E. Florida Ave. Marie suggested taking down the trees in the island and planting small contained trees such as pear trees, or non-flowering crab apples. Penny reported that the maximum height of any new trees should not exceed 15 to 20 feet. Danielle will obtain estimates.

Reserve Study Policy: The Board reviewed a policy drafted by Association attorney Richard W. Johnston. Diane moved to approve the reserve study policy as submitted, Dave seconded, vote unanimous.

Painting Estimates: Danielle will obtain paint estimates for the next phase of painting.

Decorating Policy: A homeowner suggested getting a decorating policy together limiting the amount of time holiday decorations can be placed outside of a home. The Board agreed to table the discussion.

Architectural Control Committee: Terry Wallace at 1572 S. Spruce submitted a request for a replacement sliding patio door. Diane moved to approve the replacement door, Penny seconded, vote unanimous.

Diane Levene at 1590 S. Syracuse submitted a request for a concrete border around her newly landscaped front lawn. Dave moved to ratify the email vote for approval of the concrete border, Penny seconded, vote unanimous.

Holiday Party: Penny suggested the Holiday Party be held on December 5, 2009. Penny will draft a postcard to be mailed to the community.

Adjournment: Diane moved to adjourn the meeting at 8:34 p.m., Penny seconded, vote unanimous.

**INDIAN CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
DECEMBER 1, 2009
PENNY SUE HOLLON'S HOME
7705 E. GUNNISON PLACE**

The Indian Creek Board of Directors meeting was held on Tuesday, December 1, 2009 at 7:00 p.m. at the home of Penny Sue Hollon. Board members at Nancy Calkins (President), Dave Sullivan (Vice President), Diane Levene (Secretary), Ben Gochman (Treasurer) and Penny Sue Hollon (Member at Large) were present. Danielle represented Management & Maintenance, Inc.

Call to Order: Nancy called the meeting to order at 7:12 p.m.

Minutes: Diane moved to approve the November 3, 2009 minutes as presented, Dave seconded, vote unanimous.

Financial Report: The November 2009 financial report was reviewed. Diane questioned why the operating pool line item was over budget. Danielle will provide a recap for the January 2010 Board of Directors meeting. Ben inquired about the Laurie Day expense per the November 2009 minutes. Penny explained that the Laurie Day contract was terminated as there was little to no dog waste around the community, and if she saw any she removed it.

The delinquency list was reviewed. The Board discussed each delinquent account. The Board agreed that the homeowner at 1597 S. Spruce Street should be turned over to collections as the carpentry expense prior to painting had not been paid. Danielle will issue an intent to lien letter.

The Therese Hamburg property at 1573 S. Spruce Street is in foreclosure. Penny requested a letter be sent to the bank requesting the leaves on the lawn of the unit be cleared per complaints she received from neighbors.

Kathleen Bowen at 1581 S. Syracuse submitted a note saying she was not responsible for late fees on her account. The Board asked that a letter be sent to the homeowner advising her that if she can produce a copy of the check back and front showing payment of the delinquent amount they will credit the account and waive the late fees. If she is unable to produce the check then the late fees will remain on the account.

Diane moved to approve the November 2009 financial reports, Dave seconded, vote unanimous.

Snow Removal: Penny reported damage to the retaining wall at Nancy's home, 1551 S. Spruce. Nancy said she hadn't viewed the damage, but would check it. Nancy said their intention was to replace the retaining wall at some point.

City Drains: No new business. Danielle reported she contacted the City via email and via phone and had not heard a response. The Board agreed to keep contacting the City.

Sewers: Danielle reported that the sink home at 1580 S. Trenton Court was completed. Danielle also reported that the sink hole at 7835 E. Gunnison Place was completed. The homeowner at

7835 E. Gunnison Place was unhappy with the repair initially, however, agreed that if there was no concrete in her planting area she was satisfied. No concrete was found in the planting area.

Directory: Danielle inquired how the directory would be distributed. The Board agreed to wait to determine the directory responses to determine interest.

Tree Planting/Removal: The Board reviewed proposals for the removal of two trees on the island at Syracuse and Florida. The Board also reviewed proposals to plant two new trees on the island. The Board agreed to table the approval of the landscaping changes until spring.

Reserve Study Policy: Nancy signed the Reserve Study Policy that was approved at the November 2009 Board of Directors meeting.

Painting: Danielle reported that she had not yet received estimates for painting of the next phase. The Board agreed to table the discussion until the bids are received at the January 2010 Board meeting.

Holiday Party/Lunch Bunch: Penny said that the Holiday Party was scheduled for Saturday, December 5, 2009 and the Lunch Bunch went well. She said there were approximately eight homeowners in attendance. Danielle will arrange for trash pick up after the party on Monday, December 7, 2009.

Creek: Penny submitted documents for the Association's files related to the Creek. The documents confirm there is no "creek" located on the property.

Insurance Renewal: Nancy signed the quick renewal for the Directors and Officers policy. The renewal for the policy is scheduled for March 2010.

Tennis Court: Penny reported that the son of the homeowner Melinda Anderson was using the tennis courts without Melinda being present. The Board requested Danielle purchase no trespassing signs for the tennis courts.

Architectural Control Committee: Betty Chase at 7785 E. Gunnison Place submitted a request for a replacement front porch. Ben ratified the email vote approving the request, Penny seconded, vote unanimous.

Mary Larson at 1572 S. Trenton submitted a request for replacement windows. Diane moved to approve the request as submitted, Ben seconded, vote unanimous.

Next Meeting: The next meeting will be held on January 5, 2010 at the home of Dave Sullivan.

Adjournment: Dave moved to adjourn the meeting at 8:20 p.m., Ben seconded, vote unanimous.