

**INDIAN CREEK HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**MINUTES**  
**APRIL 5, 2011**  
**HOME OF DIANE LEVENE**  
**1590 S. SYRACUSE STREET**

The Indian Creek Board of Directors meeting was held on April 5, 2011 at the home of Diane Levene. 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 Linda Tempel was present during Homeowner Forum.

**Call to Order:** The meeting was called to order at 7:21 p.m.

**Minutes:** The March 1, 2011 minutes were reviewed. Penny clarified the sentence under "Pool Bathrooms" which currently reads, "The Board agreed to meet prior to the April walkthrough with Singing Hills to compile the punch list" the sentence was clarified to read, "The Board agreed to meet at 5:30 p.m. on April 5, 2011 to create a punch list for contractor Ron Floyd, who remodeled the pool bathrooms." Diane moved to accept the March 1, 2011 minutes as amended, Penny seconded, vote unanimous.

**Financial Report:** The March 2011 financial report was reviewed and checks were signed. Danielle also reported that the error from last month in the monthly income was corrected and the revised financials were included in the packet.

The delinquency list was reviewed. The Board reviewed the account for Nancy Sloane at 7671 E. Iowa Ave. The homeowner is set up on auto pay and bounced her most recent auto draft. The Board agreed that she needs to pay both March and April to being turned over to collections.

The Board discussed the foreclosure at 1560 S. Trenton Court. The homeowner is current on her dues. The bank is proceeding with foreclosure.

Ben moved to approve the March 2011 financial report, Dave seconded, vote unanimous.

**Tempel/7620 E. Gunnison Place:** Linda Tempel attended the meeting to request approval for the installation of a handrail at the sidewalk leading to her front porch. The Board reviewed her request, which included a tubular railing that would be gray and stand at the approximate height of three (3) feet. The Board agreed to review it further and decide later in the meeting. Linda left the meeting.

**Lunch Bunch:** Penny said the Lunch Bunch was wonderful and they traveled via the Lightrail to the Yardhouse.

**Pool Bathrooms:** The punch list for the pool bathrooms was created and will be issued to Ron Floyd for correction.

**Singing Hills Landscape:** The Board tabled discussion on Singing Hills Landscape. A walkthrough was completed prior to the meeting.

**Tree Spraying:** The Board reviewed tree-spraying proposals from Mountain High and Swingle. Dave moved to accept the proposal from Mountain High for tree spraying for \$1069, Diane seconded, vote unanimous. The Board inquired about the necessity for Spruce Gall. Danielle will inquire with Mountain High.

**Architectural Control Committee:** Tempel/7620 E. Gunnison: Diane moved to accept her proposal for the installation of a handrail, Dave seconded, vote unanimous.

Henry and Ann Jesse at 7787 E. Gunnison submitted a request to install a handrail at their front porch. Dave moved to approve this request as submitted, Penny seconded, vote unanimous.

Vicky Sanders at 1585 S. Spruce submitted a request for landscaping changes to her front yard. Dave moved to approve this request as submitted, Penny seconded, vote unanimous.

Scott Hamman at 7805 E. Gunnison submitted a request for replacement light fixtures. Dave moved to approve this request as submitted, Penny seconded, vote unanimous.

Christy Reid at 1576 S. Syracuse submitted a request for a pergola in her backyard. Dave moved to approve this request as submitted, Penny seconded, vote unanimous.

Robert Bautsch at 1588 S. Trenton submitted a request for replacement windows. Dave moved to approve this request as submitted, Penny seconded, vote unanimous.

The investors at Grant Street LLC at 1599 S. Spruce submitted a request for replacement windows. Dave moved to approve this request as submitted, Penny seconded, vote unanimous.

Laurel Hanson at 1573 S. Roslyn submitted a request for landscaping changes. Ben move to approve this request as submitted, Diane seconded, vote unanimous.

**Disclosure Statement:** At Dave's suggestion, a disclosure statement was drafted and reviewed. The Board requested that Danielle place the Disclosure Statement on the website.

**Newsletter:** Diane will draft the newsletter.

**Budget 2011-2012:** The 2011-2012 budget was reviewed. Ben moved to accept the 2011-2012 budget with no increase, Dave seconded, vote unanimous.

**Vandalism:** Ben reported that a BB gun pellet went through the window at 7941 E. Iowa Ave.

**Adjournment:** There being no further business the meeting was adjourned at 8:45 p.m.