

**INDIAN CREEK HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MINUTES  
JUNE 7, 2011  
AT THE HOME OF DAVE SULLIVAN  
1588 S. SYRACUSE STREET**

The Indian Creek Board of Directors meeting was held on June 7, 2011 at 7:00 p.m. at the home of Dave Sullivan. Board members 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.

**Call to Order:** The meeting was called to order at 7:08 p.m.

**Minutes:** Diane moved to approve the May 3, 2011 minutes as submitted, Ben seconded, vote unanimous.

**Financial Report:** The May 2011 financial reports were reviewed and checks were signed. Diane suggested moving the equity unrestricted into the pool and spa reserve and the tennis court reserve to eliminate the deficit. Diane moved to approve the transfer of funds from the equity unrestricted to the pool and spa reserve and the tennis court reserve, Penny seconded, vote unanimous.

Each delinquent account was reviewed.

Ben moved to accept the May 2011 financial report as submitted, Diane seconded, vote unanimous.

**Lunch Bunch:** Penny reported that the Tuesday Lunch Bunch group met at Antica Roma in Boulder and it was a wonderful experience.

**Pool Bathrooms:** Danielle reported that while some of the punch list items may have been completed by contactor Ron Floyd of Floyd Holdings, there was a significant amount of work outstanding. Work included: painting, removal of the grout on the pool deck, regrouting of the women's shower, replacement of the shower stalls and other miscellaneous items. The Board agreed that a certified letter should be sent to the contractor requesting completion of the work. If no response, the Board agreed to proceed with the repairs. Danielle will obtain an estimate on the shower stalls and regrouting of the women's bathroom. Danielle reported that the stain colorant for the deck has already been purchased and will be completed by Dave Kirchner.

**Varadi/Sign/1568 S. Roslyn:** Nancy reported that the advertising sign was still displayed when she drove by the home. The Board agreed to proceed with issuing a fine letter.

**Pazirandeh/Fencing/1562 S. Syracuse:** The Board requested a letter be issued to the homeowner requesting the removal of the white wire fencing that stands over two feet in

height. It should be replaced with one that complies with the Association's rule regarding lawn fences.

**Singing Hills Landscape:** Penny expressed concern that she has not seen the water to the island at Syracuse. She inquired if the elevated beds were being watered. Danielle will check with Singing Hills Landscape and advise the Board.

**Storage Container:** The Board agreed that since no written approval was granted to 1576 S. Trenton to allow a storage container to remain in their driveway it should be removed. The homeowners should be given until June 30 to relocate the storage container.

**Interior Pool Lock:** Danielle reported that she was approached at the pool party regarding the elimination of the interior pool combo lock. The Board agreed not to change the lock system and maintain the lock both at the entrance and in the interior pool area.

**Walkthrough:** A follow up walkthrough was scheduled for 9:30 a.m. on June 25, 2011.

**Annual Meeting:** Ben said he wanted to stay on the Board and was willing to rerun for another term. Dave said he would consider staying on the Board, however, was not ready to decide. Dave agreed to provide his decision at the July 2011 Board meeting.

**Architectural Control Committee:** Lyn Barnes at 1573 S. Syracuse Street submitted a request for landscaping changes at his home. The Board agreed to visit the property as they had received a complaint from the neighbor regarding the lawn.

Laurel Hansen at 1573 S. Roslyn Street submitted a request for landscaping changes at her home. Diane moved to approve the request as submitted, Ben seconded, vote unanimous...

Jan Kitta at 7690 E. Gunnison submitted a request to make a minor jog in her perimeter fence to accommodate a tree. Ben moved to approve the request as submitted, Penny seconded, vote unanimous.

**Change of Banks:** Danielle reported that most of the Management & Maintenance accounts with Bank of Choice were changing to Ironstone bank. The Board reviewed a letter created by Management & Maintenance, Inc. explaining the incentives for the change. Penny inquired why other banks were not looked into. Danielle reported that Management & Maintenance was not requiring the funds be moved to Ironstone and other banks could be looked at. Diane said if other Associations were transferring to Ironstone it would be easier for Management & Maintenance to bank in one location. Diane moved to transfer the operating funds from Bank of Choice to Ironstone, Ben seconded, vote unanimous.

**Sprinklers:** It was reported that the sprinklers near not permitted through Denver Water regulations.

**Adjournment:** There being no further business the meeting was adjourned at 8:54 p.m.

