

**INDIAN CREEK HOMEOWNERS ASSOCIATION  
ANNUAL MEETING  
MINUTES  
SEPTEMBER 1, 2011  
ELOISE MAY LIBRARY**

The Indian Creek annual meeting was held on Thursday, September 1, 2011 at the Eloise May Library. Board members present were Nancy Calkins (President), Dave Sullivan (Vice President), Ben Gochman (Treasurer), Diane Levene (Secretary), and Penny Sue Hollon (Member at Large). Danielle Loquercio represented Management & Maintenance, Inc. Fifty-two (52) homeowners were represented either in person or by proxy.

**Call to Order:** Nancy called the meeting to order at 7:10 p.m.

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

**Minutes:** The September 1, 2010 annual meeting minutes were reviewed. Linda Marks moved to accept the minutes as presented, Lise Nelson seconded, vote unanimous.

**Financial Report:** Diane reviewed the financial report and answered questions regarding expenses and budgets.

Ethel Varadi inquired about how often the bathrooms were cleaned at the pool. Danielle responded that she thought it was weekly, however, would check with the pool contractor.

Karen Johnson inquired if the tennis courts were cleaned regularly. Danielle reported that Singing Hills cleaned the courts upon request. She would arrange to have them done.

Laurie Caspe requested that additional rubber mats be installed in the pool bathrooms. She said the new tile flooring was very slippery. The Board agreed. Danielle will contact the pool contractor.

Val Ottenbriet inquired about the pool bathroom remodel. The homeowners requested a BBB complaint be filed. The Board did state they would be pursuing repairs and would file a complaint with the BBB.

Beth Cox said she worked for a large savings co-op that has contacts all along the Front Range. She offered assistance in finding contractors.

Linda Marks said she was concerned to see names in the minutes as part of the delinquencies. Danielle reported that typically names were only mentioned under delinquencies if a lien/lawsuit was in place which was public information.

**Election of Two Board Members:** Nancy said that Beth Cox, Ben Gochman, and Carol Vaughan were volunteering to serve on the Board. Beth, Ben and Carol all provided a briefing of why they wanted to serve on the Board, and what their personal background is. Lise Nelson and Sue Hurwitz were appointed tellers to collect and count the ballots.

**Goals/Accomplishments:** Nancy reviewed the accomplishments which included: Minor tennis court repairs, phase III of painting, the installation of City drain at Roslyn, the establishment of a second lunch bunch, the annual garage sale, the pool opening and closing party, repairs to the pool bathrooms, the addition of water to the Syracuse island, and the building of reserve funds.

Nancy reviewed the goals which included: Additional repairs to pool bathrooms, the continuation of building reserves, and the establishment of an orientation for new Board members.

Nancy also thanked the Welcome Committee and Social Committee for all their help. Jan Kitta, Chairwoman of the Welcome Committee, asked for volunteers. She said that more Welcome Committee members were needed.

**General Discussion:** Ethel Varadi inquired about the tile in the pool. Nancy reported the Board was already aware of the needed tile repair, and all the tile was slated for replacement in the spring prior to the pool opening.

Karen Johnson said there were raccoons living under the deck at 1595 S. Spruce Street. Lona Baker confirmed the raccoons were living there, and said the home was vacant. The Board agreed to issue a letter advising the neighbor at 1595 S. Spruce Street that the raccoons must be removed within 30 days or the Association would pay to have the raccoons removed and the cost would be billed back to the homeowner. Lona also suggested an article be placed in the newsletter advising homeowners to screen off possibly entry holes for raccoons.

**Election Results:** Nancy announced that Ben Gochman and Carol Vaughan were elected onto the Board. She thanked Beth for volunteering for the Board.

**General Discussion:** Neighbors reported that there were many speeders down Iowa and Florida. Danielle will contact the Community Resource Officer for the area to advise them of the speeders.

Marilyn Delay inquired about fence staining. The Board said they had looked into fence extensively, and unsuccessfully, previously. Outside of maintaining the fence in "good condition" the fences were not maintained by the Association.

**Adjournment:** Ben moved to adjourn the meeting at 8:07 p.m., Diane seconded, vote unanimous.