

Village at Eagle Creek
Meeting Minutes
June 13, 2018

The meeting was called to order by President Gia Renee at 7:00pm.

Board members present: Gia Renee, Vince Wall, Robert Horton. Fred Hellman absent.

Omni represented by Josh, Tim.

NEW BUSINESS:

- Discussed dogs on Property. There will be a dog owner meeting on June 21 at 6:30pm at the clubhouse for residents. Discussion conclusion consisted of dogs must be on a leash. The bylaws stipulate dogs are not to weigh more than 50#'s. Residents that currently have pets over 50#'s will be grandfathered however no new dogs will be permitted if over 40#'s. Voted 4-0
- Dog receptacles and signage. Board voted for 5 receptacles. Placement 3 along Eagle Creek Parkway, at the end of 4530 and across from 4301. Voted 4-0
- Discussion of new signage to replace current signage. Tabled for later date.
- Board discussed high traffic in the pool especially on weekends. A letter will be sent to residents with the pool rules along with 4 wrist bands. The owner band will be yellow while their guests will be red. Anyone in the pool area will be required to wear the wrist band. The security company, maintenance and the BOD will periodically check the pool for the wrist bands. Anyone without a wrist band will be required to leave the pool area. Replacement bands will be \$5 each. Voted 4-0
- Outdoor benches to be added to dog park and around the ponds to replace the stone benches that are falling apart. Board approved 2 benches with a back for around the ponds and 1 bench for the dog park without a back. Voted 4-0
- Received 4 bids to replace siding to buildings 4230,4240,4250. Board awarded bid to Omni construction Voted 4-0
- All clubhouse windows need to be replaced. Board is electing to put up siding in place of new windows. The windows will remain that face the pool however all other windows including around the whirlpool will be replaced with siding. Voted 4-0 (getting a bid)
- Board discussed putting a cap on rentals in the community. Cap suggested at 55%. Tabled for further research.
- Intercoms tables for further discussion.
- Received 3 bids for a Property locksmith. Board voted to accept bid for Indianapolis Lock Guys. Voted 4-0
- Waiting for bids for the clubhouse renovation, back door replacement to each building (inspection and replacement of doors that need to be replaced) and roof replacement. Inspection and recommendation to come from Josh with Omni construction.
- Door replacement to building 4391 was approved at the last meeting. Board to follow up on replacement of the door with Whitley.
- Pending estimates for additional parking in front of the buildings along Eagle Creek Parkway

- Pending gutter bids from Gia
- Received bid from lawn company for flowers at the entrances and weeding the beds. Pending a vote.
- Pending estimate from Gia for 6 stools, 18 chairs, 3 tables for the clubhouse. Budget of 1k was approved at the prior meeting.
- Pending Fred to take care of mold in building 7230.
- Pending bids for additional lighting throughout the community along with fountain lighting.
- The clubhouse air conditioner needs to be replaced. Pending additional bids.
- Received a bid from the lawn company for flowers at the entrances for Spring/Fall along with weeding of the beds. Tabled.
- Pending tree trimming bids.
- Received bid to paint all hallways. Tabled for further bids.
- Discussion of delinquency account procedures. Board to adopt the following: \$15 late fee assessment on the 16th of the month. 30 days a final notice will be sent. Attorney action at 45 days. Attorney action to include taking the resident to court for immediate payment of past dues, garnishment of wages and liens to property. This will be strictly enforced moving forward. Homeowner is responsible for all attorney fees, collection fees and court costs.

OLD BUSINESS:

- Fikes pest control was contacted to verify what services they are currently offering to the Village.
- Replacement motor was installed for the north pond fountain.
- Rays Trash has completed repairs to garages that they damaged.
- Koorsen has completed their inspection of the fire extinguishers in all buildings.
- Comcast contract from previous meeting was sent to attorney, resent back to Comcast for revisions before signature.

EMAIL MINUTES SINCE THE LAST MEETING:

- April 30 pest control bids. Voted to stay with current company Fikes. Vote 3-1 with 1 abstain.
- May 23 to amend parking rules to include reserved spaces for disabled cars. Voted 3-2
- May 28 to drain and refill the pool. Motion denied. 3-1
- June 5 vote to give Property Manager keys to clubhouse, office and master key. Vote 5-0

Next meeting is in July. Minutes will be posted after the meeting.

Adjourned 8:30pm