

Indian Point

**Indian Point Homeowners Association
Executive Board Meeting
Saturday, January 23, 2010**

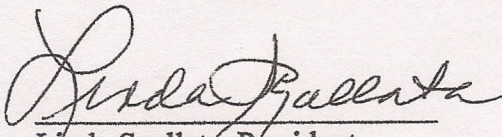
- President Linda Sgallata called the meeting of the Indian Point Homeowners Association Executive Board to order at 9 AM. Present were Executive Board members Liz Perez, Treasurer, Annette Poppleton, Secretary and Linda Sgallata, President. Absent was Lincoln Braham, Vice President.
- The first item on the agenda is to accept the minutes of the Indian Point Homeowners Association Executive Board on Thursday, October 29, 2009. After reviewing the minutes, a motion was made by Annette and seconded by Liz to approve the minutes of October 29, 2009. The motion was voted unanimous, 3-0.
- The next item on today's agenda was to accept the minutes of the Indian Point Homeowners Association Executive Board on Tuesday, December 1, 2009. After reviewing the minutes, a motion was made by Annette and seconded by Liz that the board approve the minutes of December 1, 2009. The motion was voted unanimous, 3-0.
- The next item on today's agenda was to accept the minutes of the Indian Point Homeowners Association Membership on Thursday, December 3, 2009. After reviewing the minutes, a motion was made by Annette and seconded by Liz that the board approve the minutes of December 3, 2009. The motion was voted unanimous, 3-0.
- Treasurer Liz Perez presented her report for October 2009; we had started with a balance of \$2,019.12. We had deposits and expenses; we now have a balance of \$1,613.00 in our account. A motion was made by Linda and seconded by Annette that the board approves the October 2009 Treasurers Report. The motion was voted unanimous, 3-0.
- Liz then presented her Treasures Reports for November. We started the month with \$1,613.00, with the membership dues we have received, and after expenses we closed with a balance of \$4,115.01. A motion was made by Linda and seconded by Annette that the board approves the November 2009 Treasurers Report. The motion was voted unanimous, 3-0.
- Liz then presented her Treasures Reports for December. We started the month with \$4,115.01, with the membership dues we have received, and after expenses we closed fiscal 2009 with a balance of \$5,112.33. A motion was made by Linda and seconded by Annette that the board approves the December 2009 Treasurers Report. The motion was voted unanimous, 3-0.

- The board reviewed the 2010 Indian Point Homeowners Association budget. After review and discussion, a motion was made by Liz and seconded by Annette that the board approve the 2010 budget for presentation to the membership at the February meeting. The motion was voted unanimous, 3-0.
- Linda presented the membership report stating that despite the postal strike in the UK and the holidays we are beginning 2010 with 106 members. This is a record for us, as we continue to grow within the community. This is 20% of our homeowners and we are receiving memberships daily. Several members have been contacting us, stating their membership applications are coming. Especially with the over 25% foreclosures in our community, our homeowners are happy with the improvements made and the rejuvenation of the community as pride returns. She presented Liz with another \$105.00 in membership dues.
- Liz stated that she has been sending out the information on the 2010 Indian Point Homeowners Association Annual Meeting as the membership dues are received. Liz stated that the only applications received were from the current board to apply for the 2010 board. We have been seeking applicants for over six months with no response outside the current board. A reminder of the Annual Meeting and ballots were distributed to all those members residing in the community and via email. Linda stated that our current figure for a quorum was 54. If we do not have a quorum, we would then reschedule a meeting until the end of February and notify all members that their ballots are needed. She asked the board if they wanted her to send out an email to the non-residents to email or mail their ballot ASAP. After discussion, Liz motioned and seconded by Annette that Linda send out an email today to all members. The motion was voted unanimous 3-0.
- Linda stated that we have received a response from the attorney on the questions we had submitted. The board began to discuss these items. Yes, the Indian Point Homeowners Association is responsible for enforcing the deed restrictions. As far as assessing of fines, no dollar amount is listed in the covenant. A vote by the membership would have to be taken to determine the amount of assessment for violations.
- The board discussed the fact that Lincoln Braham, Vice-President, stated his wishes to resign from the Indian Point Homeowners Association Executive Board and the Community Watch due to family matters. He was informed to attend our meeting on December 1, 2009 and did not attend to submit his resignation in person. He was also told to attend today to submit his notice in person and did not attend. They are hoping that he would change his mind after the annual meeting. To address the issue of his name being on the ballot, he had applied before the October 15th deadline and the ballots had already been sent out for two months before he resigned.
- The board then reviewed the applications submitted to the Architectural Review Committee.
 - The first request was from Nadia and Ray Golowach. They wanted to install a privacy fence. After discussion, a motion was made by Annette and seconded by Liz that the board approve the installation of the fence. The motion was voted unanimous, 3-0.
 - The next request was from Lynn and John Baker. He wants to install a privacy fence. After discussion, a motion was made by Linda and seconded by Annette that the board approve the installation of the fence. The motion was voted unanimous, 3-0.

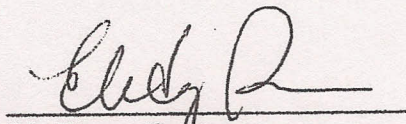
- The next request was from Lillian and George DiGarbo. They are new to our community and did not know they needed Architectural Review approval and they have installed a privacy fence. There property is located on the corner of South Roma. Linda stated that she met with the homeowners and they apologized for not knowing. On a site inspection the fence does meet our community standards. After discussion, a motion was made by Linda and seconded by Liz that the board approve the installation of the fence. The motion was voted unanimous, 3-0.
- The next request also from Lillian and George DiGarbo was approval of the porch enclosure they have installed. Again, they apologize for not knowing to obtain approval first. Linda stated she has does not see any problem with the enclosure being out of compliance. After discussion, a motion was made by Annette and seconded by Liz that the board approve the installation of the porch enclosure. The motion was voted unanimous, 3-0.
- The last request was Janice Cockerline and Allison White. They would like to replace the privacy fence on their property as it is worn out and broken. After discussion, a motion was made by Annette and seconded by Liz that the board approve the repair of the privacy fence. The motion was voted unanimous, 3-0.
- Linda stated that she did send an email to the new owner of 4660 Cheyenne Point regarding the Architectural Review before painting his home. Also, letters will be sent out to the other homeowners who recently painted their homes, asking them to complete the form. There is only one home that might be an issue. She will keep the board informed.
- Our Annual Meeting is next Saturday, January 30, 2010 at 10 am at the firehouse. The board will insure that a quorum is present or another meeting will be scheduled for the end of February.
- With no further business, the meeting was adjourned at 10:40 am.

4/16/10

Date Board Approved Minutes


Linda Sgallata, President

Lincoln Braham, Vice-President


Liz Perez, Treasurer


Annette Poppleton, Secretary