



**Indian Point Homeowners Association, Inc
Executive Board Meeting
Wednesday, September 23, 2009**

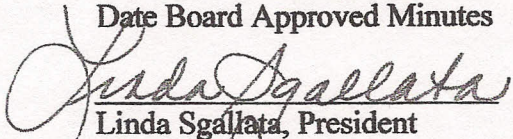
- Linda called the meeting of the Indian Point Homeowners Association Executive Board to order at 7:45 pm. Present were Executive Board members Lincoln Braham, Vice-President, Liz Perez, Treasurer, Annette Poppleton, Secretary and Linda Sgallata, President.
- Linda stated that the first item on today's agenda was to accept the minutes of the Indian Point Homeowners Association Executive Board Meeting, which was held on Wednesday, July 15, 2009. After reviewing the minutes, a motion to was made by Annette and seconded by Lincoln that the board approve the minutes of July 15, 2009. The motion was voted unanimous, 4-0.
- The next item on today's agenda was to accept the minutes of the Indian Point Homeowners Association Executive Board Meeting, which was held on Wednesday, August 5, 2009. After reviewing the minutes, a motion to was made by Annette and seconded by Linda that the board approve the minutes of August 5, 2009. The motion was voted unanimous, 4-0.
- The next item on today's agenda was to accept the minutes of the Indian Point Homeowners Association Membership Meeting, which was held on Saturday, August 8, 2009. After reviewing the minutes, a motion to was made by Annette and seconded by Linda that the board approve the minutes of August 8, 2009. The motion was voted unanimous, 4-0.
- Treasurer Liz Perez presented her July 2009 Financial Report. We had started the month with a balance of \$3,959.50. After expenses and membership dues were received, we closed July with a balance of \$4,164.50. A motion was made by Linda and seconded by Annette that the board approves the July 2009 Financial Report. The motion was voted unanimous, 4-0.
- Treasurer Liz Perez presented her August 2009 Financial Report. We had started the month with a balance of \$4,164.50. After expenses and membership dues were received, we closed August with a balance of \$4,190.30. A motion was made by Annette and seconded by Linda that the board approves the August 2009 Financial Report. The motion was voted unanimous, 4-0.

- Linda presented the membership report stating that we continue to receive additional membership applications. On August 22, 2009 she had given Liz a deposit of \$105.00 in membership dues. To date there has been support of the community and membership is growing. Linda presented Liz with membership dues in the amount of \$140.00. Two of these include 2010 renewals. Linda has spoken to the member regarding the NSF check and they are sending the replacement funds, plus the bank fees.
- Linda stated that she had spoken to the HOA attorney regarding the balance of our retainer. She has received statements for April to date. She did tell him that in the future we need to receive monthly statements. Linda stated that they had paid a retainer for 10 hours of work. When Lincoln and her had met with the attorney in April, we had 104 violations. Thanks to the assistance of the attorney, we have only five of the original violations and no further issues. The attorney did receive a lot of response to his letters. This time spent informing our homeowners of the deed restrictions and their requirement to comply did cost us but the results were worth it. After a discussion, it was agreed that Liz would replace the funds used in the initial expenses. We had \$500.00 still remaining from the original budgeted \$2,500.00. We would use the funds from our reserves. Liz made out the check and Linda would drop it off to the attorney in the amount of \$2,171.25. Lincoln would also like for us to pursue those who still remain in violation. Linda will check on the next steps and report back to the board.
- Lincoln stated he has had two meetings of his Community Watch team. They met on August 19th and September 15th. He stated they would like sometime of social hour before going out on a community walk. Liz stated there is no budget for refreshments. Linda stated to remember that we are not permitted in the Recreational Complex after sunset, so meetings would have to be prior to this time. In regards to walking the community, Linda reminded all of the "Lights on Crime" campaign. This event asks homeowners to turn on a front light to turn off crime by showing community support against crime. Lincoln stated that he wanted to do something on October 15, 2009. It was agreed that we would host a "Lights on Crime" event that evening including a walk of the community. Linda will advise homeowners and Lincoln and his team will put out flyers.
- The board discussed the 2010 Annual Meeting. Liz stated that to date she had not received any applications for candidates to the 2010 board. Linda is preparing all the 2010 membership information for distribution. As dues are received, Liz will be sending out the 2010 Annual Meeting information. The deadline for the ballot return is January 15, 2010. We will count if a quorum of ballots is present before the meeting begins.
- Linda and Liz stated that for quite sometime we have wanted to thank those residents that assist the board and work on behalf of the community. After discussion, a motion was made by Liz and seconded by Linda that we would invite those residents to the meeting. At which time, they would be recognized for their community service. Linda will create certificates and will be presented at the meeting. The motion was voted unanimous, 4-0.


- The board then reviewed the applications submitted to the Architectural Review Committee.
 - The first request was from Candy and Victor Chainey. They wanted to replace their privacy fence across the side of his pool area located on the South Roma. Linda had inspected the property. After discussion, a motion was made by Lincoln and seconded by Liz that the board approve the installation of the fence. The motion was voted unanimous, 4-0.
 - The second request was from Gina and Alan Galaway. They would like to paint their home a similar color to the original. After discussion, a motion was made by Annette and seconded by Lincoln for the approval of the painting of the Galaway home. The motion was voted unanimous, 4-0.
- The next meeting of the Indian Point Homeowners Association will be held on Thursday, October 1, 2009, at 7 pm at the firehouse.
- With no further business the meeting was adjourned at 9:00 pm.

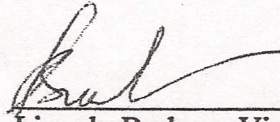
10/29/09

Date Board Approved Minutes



Linda Sgallata, President


Liz Perez, Treasurer



Lincoln Braham, Vice-President


Annette Poppleton, Secretary