



**Indian Point Homeowners Association, Inc**  
**Executive Board Meeting**  
**Saturday, March 28, 2009**

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- Linda called the meeting of the Indian Point Homeowners Association Executive Board to order at 9:10 am. Present were Executive Board members Lincoln Braham, Vice-President, Liz Perez, Treasurer, Annette Poppleton, Secretary and Linda Sgallata, President.
- A discussion began regarding our board meetings. Linda stated that since her and Liz were on the board, the Executive Board consisting of the President, Vice-President, Secretary and Treasurer met monthly to review the operation of the IPHOA. And as needed the remaining meetings with all board members would meet. When we were down to only a few board members all of us would meet. Liz confirmed that this was how we operated in the past. Lincoln brought up the information he found under Roberts Rules. Roberts Rules are to assist with meetings. Since we have established By-Laws and procedures we supercede those rules. After a discussion, the clarification was that since we have established By-Laws we are preceding correctly. Our By-Laws and Articles of Incorporation set the procedures and policies of the association and board.
- Linda informed the board that Wayne Fryer, as he stated at the Annual Meeting, would only be on the board if we were bonded. Since we are not yet bonded, he will not serve on the board. He will continue to be a member of the Community Watch. After a discussion, a motion to was made by Linda and seconded by Lincoln that the board accept Wayne's resignation. The motion was voted unanimous, 4-0.
- Linda informed the board that Alfredo Trejo had emailed his resignation to the board. She had emailed him back to ask for clarification of his remarks and to ask him to reconsider, to date he has not responded. After a discussion, a motion to was made by Linda and seconded by Lincoln that the board accept Alfredo's resignation. The motion was voted unanimous, 4-0.
- Linda stated that under the By-Laws, we are required to have an Architectural Committee and Chairman. Linda asked all present if anyone was interested in chairing the committee. No one accepted. Linda will then ask Denise Arroyo and Terrell Dennis if they would like to chair the committee.
- Treasurer Liz Perez presented her report as of March 21, 2009. After expenses and membership dues were received, our current balance is \$5,301.17.

- Linda presented the membership report stating that we received eight additional membership applications and dues totaling \$275.00. She stated she had emailed the member that paid \$30.00 instead of \$35.00. It looks like she wanted to pay the \$35.00 but forgot to complete the information. We also received a returned check from the Fernandez family for their 2009 annual dues. She has sent them an email but to date we have had no response. She presented Liz with checks to deposit in the amount of \$275.00. This now brings our membership to a total of 89. This is a historic note, as we did not achieve this figure until last fall. She is still working on driving membership.
- Liz stated that as previously approved by the board, she revised our Indian Point Homeowners Association Incorporation filing to reflect the 2009 Executive Board. Liz reported that the cost was \$61.25. Liz prepared an Expenditure Request form in payment of the filing fees.
- Liz stated that the Indian Point Homeowners Association bank account needed to be updated to reflect the signature authority for the 2009 board. Alfredo Trejo and Zuleika Fernandez were removed. Lincoln Braham and Annette Poppleton have been added. Liz had everyone sign the updated signature cards. She will be bringing them back to the bank today.
- Linda stated that she is revising the information to be contained in the first edition of the Indian Point Homeowners Association newsletter. There have been several new county ordinances that have impact on our community and she is trying to make sure all the information is up to date and accurate.
- Lincoln states that he had a meeting of his Community Watch team. After the meeting, they walked the community as a group to make their presents know within the community. He also stated that he has updated his Community Watch page on the website as previously discussed. They are looking at establishing a calendar of meetings to distribute to the community. The original calendar he had created, which was distributed to our membership, does not work for various members of his team. He will look at the calendar and provide a list for distribution to all residents.
- Linda stated that as approved by the board, we received the reorder of our IPHOA t-shirts. The cost for the 36 shirts was \$192.62. Linda presented Liz with the Expenditure Request to prepare a check in payment of the invoice.
- Linda stated that as approved by the board, Lincoln has set-up the IPHOA phone. She posted the information on the website. The only calls she has been receiving has been from Lincoln doing test calls. She reminded everyone that this number is for IPHOA business only. Lincoln presented Liz with an Expenditure Request form in payment of the \$42.79 cost.
- A discussion of the 2009 budget continued. A revision to the original budget has to be made to reflect the addition of legal and phone service. A final review of the budget will be presented at the next board meeting prior to presentation to the membership at the June meeting.

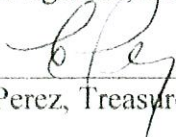
- Linda mentioned she has been in contact with a lawyer. As mentioned previously they have knowledge of HOA and District issues. They have done legal work for other Greater communities and are aware of the Covenant and Deed Restrictions since all communities were created exactly the same. The preliminary costs of the retainer would be approximately \$2,500.00, with a billable per hour. A meeting will be set up for the board to meet with them to discuss the services they can offer to the Indian Point Homeowners Association. A motion to was made by Lincoln and seconded by Liz that we hire the lawyer to assist in enforcing the Deed Restrictions at a cost of no more than \$2, 500.00. The motion was voted unanimous, 4-0.
- A Festivities Committee has held two meetings to discuss the April 25, 2009, Indian Point Founder's Day Celebration event. The committee is actively working on the event. Linda has obtained the KUA grill and game trailer. The committee has voted to make the event no charge to members, but non-members will be charged \$20.00 per household up to six family members. There will be a broad range of activities for all ages. We have already received donations towards the event. Information on the event is being emailed to all members and volunteers will place flyers in all doors. It is planned that all RSVP's be back by April 15, 2009. They are currently finalizing the pricing and will not exceed the \$500.00 budget approved by the board. All board and committee members will need to be there at 10 am. The event is scheduled 11 am until 1 pm.
- As part of the Founder's Day celebration, we are collecting items that will be placed in a time capsule. Research on the time capsule has begun. The time capsule will be opened at the 25<sup>th</sup> anniversary of the Indian Point community.
- The Board of Directors meeting will be held next Saturday, April 4, 2009, at 9 am at the Cabana. The next IPHOA meeting is Thursday, April 9, 2009, at 7 pm at the firehouse.
- With no further business the meeting was adjourned at 10:25 am.

6/3/09


Date Board Approved Minutes



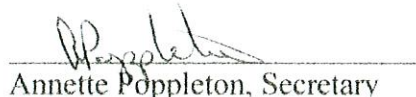
Linda Sgallata, President



Liz Perez, Treasurer



Lincoln Braham, Vice-President



Annette Poppleton, Secretary