



**Indian Point Homeowners Association, Inc**  
**Executive Board Meeting**  
**Saturday, April 4, 2009**

---

- Linda called the meeting of the Indian Point Homeowners Association Executive Board to order at 9:15 am. Present were Denise Arroyo, Lincoln Braham, Terrell Dennis, Liz Perez, Annette Poppleton, 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. Terrell confirmed that this was the procedure that we had been following when she was on the previous Executive 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.
- 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. She stated that she ran into him at Office Max but he avoided speaking with her regarding the board.
- 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. The board will currently cover this position and ask other members of the association if they would like to assist.
- Treasurer Liz Perez presented her report. After expenses and membership dues were received, our current balance is \$5,019.42.
- Linda presented the membership report stating that we additional membership applications and dues and our current membership is 93. 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 \$140.00.

- 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. Terrell questioned the filing and how the information is listed. Liz clarified that the executive board members were updated and Alfredo and Zuleika were removed and Annette was added.
- The discussion of retaining an attorney to represent and assist the Indian Point Homeowners Association proceeded. Lincoln stated that we need an attorney to help enforce the deed restrictions and community rules. They have been trying but we face challenges since this has not been done in years. Linda is setting up a meeting for her and Lincoln to meet with an attorney to see if they meet the needs of our community. They represent several HOA's and associations, especially Greater Communities. After speaking with attorney Kathryn Taylor, once we pay the retainer, they will deduct the billable hours from the retainer. The approximate cost of the retainer is approximately \$2,500.00 but we will not be sure until we meet with them. They will send violation letters and proceed with court actions as needed. All legal fees and court costs will be charged to the homeowner in violation. All were in agreement that an attorney was necessary.
- There was a discussion of advertising on the website. This would help cover the cost of the website and assist our residents addressing their needs. Linda and Liz stated that advertising on the website had been previously discussed but with the issues of the Webmaster it was placed on hold. A discussion of rates being lower for a member of the Indian Point Homeowners Association and residents, as opposed to an outsider. Linda stated that Liz would keep these funds separate, as she does for scholarship. There was also a discussion of updates on the website. Currently Lincoln and Linda have been updating the website.
- 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. The next meeting is Tuesday, April 14, 2009 at the Cabana at 7 pm.
- Lincoln discussed the issues with obtaining jackets and shirts for his Community Watch team. Liz questioned the expense for the new shirts and jackets and asked for more prices. Linda will contact other vendors. Lincoln's vendor wants \$500.00 for polo shirts and jackets. When asked why we do not do t-shirts as opposed to polo shirts, which would be cheaper, Lincoln stated he does not like t-shirts. We will discuss again at a future meeting.
- Linda stated that bi-monthly meetings of the Architectural Review Committee would be taking place. At these meetings residents will present their applications for approval for all home improvements.

- Linda has been in emailing weekly violations to Code Enforcement. The Code Enforcement officer, Shawn is out here weekly to address issues. In fact he was here four times this past week.
- A Festivities Committee has held meetings to discuss the April 25, 2009, Indian Point Founder's Day Celebration event. Annette, Denise and Linda discussed the committee has been working on the event, with an Indian theme to tie into our Indian Point name. The food and beverage will include hot dogs, hamburgers, chips and a beverage. Dessert will be a cake, ice cream as well as cookie decorating. 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. All board and committee members will need to be there at 10 am. The event is scheduled 11 am until 1 pm.
- Annette stated that there was an issue with Security. She stated that kids were wrestling on the side of the cabana area. Security was there talking to someone, ignoring the situation. When she approached Security, they stated, "It was not in their jurisdiction". This incident will be bubbled up to the Common Facilities District to address with the Security Company.
- With no further business the meeting was adjourned at 11:05 am.

6/3/09  
Date Board Approved Minutes

Linda Sgallata  
Linda Sgallata, President

Liz Perez  
Liz Perez, Treasurer

Lincoln Braham  
Lincoln Braham, Vice-President

Annette Poppleton  
Annette Poppleton, Secretary