

Indian Point

Indian Point Homeowners Association Executive Board Meeting March 26, 2011

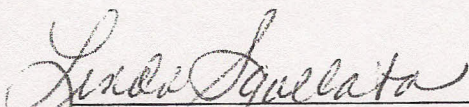
- President Linda Sgallata called the first meeting of the Indian Point Homeowners Association 2011 Executive Board to order at 8:45 AM. Present were Executive Board members Liz Perez, Treasurer, Lillian DiGarbo, Vice President and Linda Sgallata, President. She welcomed Lillian to the board.
- The first item on the agenda is to accept the minutes of the Indian Point Homeowners Association Executive Board Meeting that was held on January 15, 2011. After reviewing the minutes, a motion was made by Liz and seconded by Lillian to approve the minutes of January 15, 2011. 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 Annual Meeting, which was held on Saturday, January 29, 2011. After reviewing the minutes, a motion was made by Lillian and seconded by Liz that the board approve the minutes of January 29, 2011. 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 Meeting, which was held on Thursday, February 10, 2011. After reviewing the minutes, a motion was made by Lillian and seconded by Liz that the board approve the minutes of February 10, 2011. The motion was voted unanimous, 3-0.
- Treasurer Liz Perez presented her report for January 2011; we had started with a balance of \$9,673.93. We had deposits and expenses; we closed with a balance of \$11,673.99 in our account. A motion was made by Linda and seconded by Lillian that the board approves the January 2011 Treasurers Report. The motion was voted unanimous, 3-0.
- Liz then presented her Treasures Reports for February 2011. We started the month with \$11,673.99, with the membership dues we have received, and after expenses we closed with a balance of \$14,130.36. A motion was made by Lillian and seconded by Linda that the board approves the February 2011 Treasurers Report. The motion was voted unanimous, 3-0.
- Liz then presented her Treasures Reports for March 2011. We started the month with \$14,130.36, with the membership dues we have received, and after expenses we currently with a balance of \$15,240.42.
- Linda presented Liz with the 2010 tax return, which our accountant prepared. Liz questioned the number listed. She will review and contact the accountant if she has any questions. A motion was made by Lillian and seconded by Linda that the board authorize Liz to prepare a check in the amount of \$75.00 for the preparation of our tax return. The motion was voted unanimous, 3-0.


- Linda presented Liz with a letter that was received from the Treasury Department regarding our tax-exempt status, our 501-C status. She explained that as you can see Sutherland Managements name is on the document. There seems to be confusion as Sutherland had the Indian Point Homeowners Association and Indian Point Common Facilities District account inter mingled. Our tax-exempt number was given to the Indian Point Common Facilities District in error and now we must re-apply for our 501-C. She has contacted the county and they provided us with information on the process. Linda presented Liz with a copy of the email with the directions provided by the county to assist us in refileing. Liz was going to work on and get the paperwork done and submitted.
- There has been discussion over the past several years in regards to having the Executive Board bonded. It has been challenging since not all companies deal with homeowners associations. Linda finally was able to get the information through the county on a bonding agent that they deal with for their supervisors and commissioners. They have provided us with a quote of \$2,980.00 for annual coverage. After discussion, Linda was directed to contact the agent to see what the rate would be for the remainder of the year until the 2012 annual meeting. Linda stated she would contact the agent and get information for our next meeting.
- Linda presented the 2011 membership report stating that we continue to build membership. We have exceeded our membership level that we ended 2010 with. Many former members have returned and we continue to see homeowners supporting the community and the Indian Point Homeowners Association. This is a record for us, as we continue to grow within the community. Especially with the over 25% foreclosures in our community, our homeowners are happy with the improvements being made and the rejuvenation of the community as pride returns.
- Lillian stated that residents have stated that they would join the homeowners association but they did not like the color palette selection. Liz and Linda stated that they have never heard this in the years that they have served on the board. Lillian stated that she called the county and they stated that they have no authority over the home colors. Liz stated that these colors have been established as per the theming of the community. Linda stated that this covered under the Deed Restrictions; the county has nothing to do with this. The major reason homeowners do not join is they do not like rules and regulations. Liz and Linda stated that we have worked very long and hard to take back the community after years of no enforcement, to make the improvements we see now. Liz stated that residents would yell at the board at meetings "that we need to enforce the Deed Restrictions". Linda stated that the color palette was established by Greater when they build the community in 1994, we have made minor revisions but we do not want what one resident referred to as a "ghetto" in our community.
- Lillian also stated that we need to get the youth of the community involved. She stated that we needed to form a committee and ask them what they wanted. Liz stated we have tried this with no success. Linda stated that the district has made improvements for the youth and they took advantage of the situation. We then had issues of damage and illegal activity. Most of the youths were not Indian Point residents. Our youths were inviting in others and they were creating issues. The major complaint is that there is a crack down on all the mischief and activities and those that were involved are not accepting this.


- Linda stated that we have previously discussed that the homeowners association planting around the flagpole. As visible at the Recreational Complex, due to drought and freeze conditions, the Indian Point Common Facilities District, has worked with the Ag Center. Linda recommended that we plant the same foliage since it is a good choice for our conditions. After discussion, a motion was made by Liz and seconded by Lillian, that we authorize Servello Landscaping to plant the fountain grasses, both red and white, around the flagpole at cost of \$188.00.
- Liz stated that our state filing needed to be completed by May 1, 2011. Since the secretary position is currently open, she has not filed. Due to the fact that we would again be charged a fee once a secretary was found and we would have to update the filing again. Linda stated that she was in contact with a few folks to see if they were interested. Lillian stated she would also try to contact a few residents to see if they would be interested.
- Linda stated that as previously discussed, she has researched the financial benefit of doing a multi-year renewal of our website. After discussion, a motion was made by Liz and seconded by Lillian authorizing Linda to complete our website renewal for a term of five years. The motion was unanimous, 3-0.
- Our annual spring community wide garage sale was held on Saturday, March 5, 2011. There were a good selection of merchandise and representation of homes participating.
- The next membership meeting will be held on Saturday, April 9, 2011 at 10 am. All board members were requested to be there a little earlier to assist with the set-up.
- With no further business, the meeting was adjourned at 9:50 AM.


6/4/11

Date Board Approved Minutes


Linda Sgallata, President


Lillian DiGarbo, Vice-President


Liz Perez, Treasurer


Annette Poppleton, Secretary