

Indian Trails Homeowners' Association
Board of Directors Meeting
March 22, 2017 at 7:00 pm

MINUTES

In attendance: Wesley Wingate, Fayola Goldstone, Amy Schuesler, Jim Arntz, Kelly Levey, Tina Harris, Andrea Zahn, and Diane Hartwell.
Representing Suncoast was Christa Dasher, property manager.

Not in attendance: Terry Hoke

Meeting called to order at 7:05 pm by Jim Arntz

Verified Notice was posted and Quorum Met

Reading of Minutes by Amy Schuesler
Motion to approve minutes - Tina Harris
2nd – Andrea Zahn
Motion Passed

Treasurer's Report by Christa Dasher
Motion to approve – Jim Arntz
2nd – Amy Schuesler
Motion Passed

DRC Report by Jim Arntz
Treetop house issue, no reply from Fannie Mae – Christa to send contact information to DRC to take over

Jim Arntz moved to Old Business

Easter Party Update presented by Kelly Levey

Treetop House – cleared up in DRC report

Jim Arntz moved to New Business

Late Letters by Christa Dasher
Motion to maintain collection process and not remove late fees – Fayola Goldstone
2nd – Wesley Wingate
Motion Passed

Tree Bids by Christa Dasher

Motion to accept Warner Tree Service bid – Tina Harris
2nd – Andrea Zahn
Motion Passed

Fence Bids compiled by Amy Schuesler

1. Allied Fencing – Tan Vinyl - \$54,125.00
2. Allied Fence – Wood Grain Vinyl - \$78,000.00
3. USA Fence – SimTek Ecostone - \$74,892.00
4. USA Fence – PVC Sequoia - \$63,495.00
5. Superior Fence – Tan Vinyl - \$52,675.00
6. Superior Fence – Cambium Cypress Vinyl - \$70,087.00
7. **Fencing Solutions – Dogwood Home Sand Vinyl - \$49,185.00**

Motion to accept bid from Fencing Solutions in Dogwood Home, Sand Vinyl that is a change of material and requires its own vote within the mailing – Jim Arntz
2nd – Tina Harris
Motion Passed

Survey Content, Mail out, & Proposed Dates

Motion to move forward with proposal and vote to the community removing the delay a survey would entail – Diane Hartwell
2nd – Jim Arntz
Motion Passed

Proposed Special Assessment Mailing

Motion for personal letter from Board to accompany special assessment letter, proxy and vote. – Tina Harris
Motion to use reserves listed as “new wall” to offset the proposed special assessment to homeowners – Jim Arntz (breakdown of fees as listed below)

The clearing of the fence line with regards to all debris and vegetation will be done by Wagner Tree Service in the amount of:		\$2,150.00
Dogwood Home Vinyl Series - color Sand Fence and gate installation with old fence removed by Fencing Solutions:		<u>\$ 49,185.00</u>
TOTAL		\$51,335.00
LESS PARTIAL RESERVE FUND		<u>-\$31,652.00</u>
BALANCE TO BE ASSESSED		\$19,683.00
Each owner will pay one-time payment of \$19,683.00 divided 148 lots = \$133.00.		

Motion for management to proceed with letter with meeting to be held May
17th, 2017 – Jim Arntz
2nd All – Diane Hartwell
Motions Passed

Proposed next Board meeting on May 17, 2017 at 7:00 pm after the membership
meeting regarding the fence

Motion by Jim Arntz
2nd – Diane Hartwell
Motion Passed

Meeting adjourned at 8:49 pm