Indian Creek HOA Board of Directors Meeting

1640 W. Hebron Pkwy, Carrollton, TX 75010; 12:00 PM

February 26, 2020

## Call to Order:

The meeting was called to order at12:10 p. m. by Director Yeats.

Present: Debbie Yeats, Bert Butkus and Marvin Reader

Excel: Brandi Chaves, Erica Aroca, Dyland Townsend

* Homeowners & Guests

Laura Margadonna, Sherien Joyner, Charles Joyner & Renee Munger

* Summary of Executive Session Decisions and/or action outside meeting.

(N/A)

* Approval of January 16, 2020 minutes

Director Reader motioned that they be approved. Director Butkus seconded the motion. The motion carried unanimously.

* Committee Updates
  + Charles Joyner on behalf of The Social Committee presented two options of PA systems to be purchased for the community.
  + Director Reader Made motion to spend $3605 towards purchase of the F1 Model 812 Flexible Array Loudspeaker and F1 Subwoofer Pkg including digital mixer wireless microphone system and handheld mic, various cords and Microphone Stand. Director Yeats seconded the motion and all approved. This System will be for HOA and require a sign out sheet/ policy to be used by various committees and perhaps owner rentals with clubhouse. Excel to help draft document for approval by Board.
  + Financial & Management Report: Dylan Townsend covered the financials & Management report for January and additional expenditures.

(roof repair invoice, carpet cleaning and Sign Repair) \*\* Excel to double check warranty as Board was under the impression that parts were covered.

: No motions

* Unfinished Business:
  + Board Reviewed Concrete repair bid from DCG.
  + Director Reader made motion to move forward w scope 1, 2, & 3 for concrete repairs total of $10860. These areas cover sidewalks out front of clubhouse, pavers and areas of pool Deck. Director Butkus seconds the Motion, Director Bowen includes discussion about drainage and actually replacing portions of sidewalk. All directors present vote in favor of this motion.
  + Pool Repair Proposals- Oscar Portillo from Roberts Pool Service explained options presented for the 2020 season. Board asked questions on what was necessary to be in compliance with health code vs. suggested up grades. Oscar explained about liquid chlorine feeding systems, Manual vs. Automated, etc.
  + Director Reader made a motion to approve the RPS proposal for splash pad sanitizer, sand filter changes for Main and Waiting Pools and installation of 3 liquid chlorine systems for each unit (main, wading pool & splash pad) up to $10,140 +tax. Discussion that these and concrete repairs are items on the reserve expense repairs and should be paid as such. Director Butkus seconded the motion, all approved unanimously.
  + Rental Policy/ Restrictions were discussed, Board has nominated Ed Bowen and Renee Munger into researching what other communities are doing and presenting something for the March meeting.
  + A fine Schedule for property compliance violations was discussed. Board will adopt in March meeting after Annual meeting. Excel to send out examples of this to Board. once reach third stage fine of X amount, staggering fines.
  + Minimum # of Trees Enforcement discussed, Excel to continue to enforce this covenant.
  + Sign for no climbing on tree has been purchased, waiting on frame, Dylan & Chawa to install.
* New Business:
* Executive Session:
  + The Board discussed limiting the number of people that could be brought in on a fob. Further discussion was tabled until the next meeting as to ways to enforce this, could post on rules. what is the number> 2, 5, 10?
  + Board decided to discontinue credit/ payment for service of any committee.
  + Ask for an electric provider update at next meeting.
* The Executive Session was adjourned at 2:38 p.m.