

MINUTES

THE PRESERVE at INDIGO RUN, HPR

Meeting of the Board of Directors

Wednesday, July 21, 2021

9:30 am | IMC Conference Room

- I. **Roll Call/Call to Order** – Joe Muenkel called the meeting to order at 9:40am.
 - A. **Board Members Present** – Joe Muenkel, President; Elizabeth Davis, Secretary; Pamela Kosteva, Treasurer
 - B. **Board Members Absent** – Kate Holland, Vice President; Colleen Zaccardo, Member at Large
 - C. **IMC Resort Services Representatives** – Deanna Anderson, Association Manager; Garrett Hamilton, VP of Accounting & CFO; Lyndsey Dorshimer, Minutes
- II. **Approval of Minutes**
 - A. **Approval of the April 12, 2021 Board Meeting Minutes** – Pamela Kosteva made a motion to approve the minutes from the April 12, 2021 Board meeting, as presented. Elizabeth Davis seconded the motion. The motion passed without opposition.
- III. **Ratifications**
 - A. **Recycling Program** – Joe Muenkel made a motion to ratify the decision to halt recycling services effective September 1, 2021. Elizabeth Davis seconded the motion. The motion passed without opposition.
 - B. **Purchase and Installation of New Signs** – Six new directional signs were purchased in order to instruct commercial vehicles to use the back gate, located at 96 Gardner Drive, rather than the front gate. By doing this, the Board hopes this will limit the damage done to the front gate, which is costly. Joe Muenkel made a motion to ratify and approve the installation of six directional signs for a total cost of \$6593.42, with a deposit of \$3,296.71 given up front. Pamela Kosteva seconded the motion. The motion passed without opposition.
- IV. **President's Report**
 - A. **General** – Joe Muenkel mentioned that the property overall is in good shape and progressing through maintenance projects, as weather permits. There was a general meeting of the co-owners around the pool in May, which was very successful with 30-40 owners in attendance. Questions were answered and the Board was overall pleased with the contact. The Board will be hosting another community meeting in September. Once the date has been decided, it will be published in the newsletter.
 - B. **Landscape** – Joe Muenkel mentioned the only issue with landscaping currently is the lack of pine straw in certain areas throughout the community. This has since been addressed, causing a slight overage in landscaping, as the additional bales needed were not budgeted. The Board is overall pleased with landscaping at this time. The property did not suffer any significant damage after the TS Elsa.

V. **Financial Report** – Garrett Hamilton reported on the cash position and budget variance as of June 30, 2021.

VI. **Executive Session** – The Board entered into Executive Session at 10:26am. During this time, they discussed any outstanding accounts. The Board exited Executive Session at 10:44am.

VII. **Old Business**

A. **Building Improvements** – Building 42 is in the process of being completed, along with building 40, with new soffits, fascia board, rot removal and painting of the trim, for a cost of \$9K per building. The Board discussed doing one building per month. The next buildings to be completed will be 27 and 33. The goal for the building improvements project is approximately 8 buildings a year, which the Board is on track to complete.

1. **HVAC Lines** – Owners are responsible for maintaining their HVAC lines. The Board urges owners to retain a plumber to clear the a/c lines at least every six months, in addition to the standard HVAC contracted maintenance.

B. **Trash Compactor Repair/Solution** – The Board met with American Pride, who has been working with electricians and the compactor manufacturer to figure out a solution to the current issues being experienced. American Pride agreed to replace the current compactor with another compactor of equal size, but leave the current power pack to determine whether it is the compactor with a defect or the electrical system that the compactor attaches to. If this continues after the replacement, the electrical unit will be examined and replaced to determine if there is a flaw. If it still continues to give issues, they will then know it is within the power line and will then increase the power to 100amps. As a reminder, residents should keep in mind that this is a residential compactor, not a commercial compactor. Only residential trash should be placed in the compactor. Absolutely no commercial trash.

C. **Landscape Guidelines** – The Board would like to remind owners that there are Landscaping Guidelines the Board has incorporated, which would require prior Board review and approval on any exterior changes, including potted plants, cutting/trimming or putting anything in the ground. All inquiries should be submitted to Deanna Anderson.

D. **Maintenance Shed** – The Board is exploring options for a pre-constructed maintenance shed, which would be placed on-site to replace the storage unit that is rented. The cost for this shed would come to roughly \$7200, which includes the installation, and is expected to be completed in September or October.

VIII. **New Business**

A. **Christmas Party and Annual Meeting | Schedule & Location**

1. **Annual Meeting** – The 2021 Annual Homeowners Meeting is scheduled for Saturday, December 4, 2021, at the Indigo Run Clubhouse. Breakfast buffet will begin at 8:30am with the annual homeowners meeting held at 9:30am.

2. Christmas Party – The Christmas party will be held at the Indigo Run Clubhouse on Sunday, December 5th with a tentative time of 6pm – 9pm.

IX. Schedule General Residents Meeting – This meeting will be scheduled for a date in September, which will be determined at a later time.

X. Next Meeting Date – TBD

XI. Adjournment – With no further business to discuss, **Joe Muenkel made a motion to adjourn the meeting at 11:12am. Pamela Kosteva seconded the motion. The motion passed without opposition.**

APPROVED