

**Villages of Indian Creek**  
**Board of Directors Meeting Minutes**  
**June 18<sup>th</sup>, 2012**

- I. Called to order by Bane Page at 7:02pm
  - Attendees: Bane Page, Tom Bolger, Joe Marquez and Janet Freeman representing Junction Property Management
  - Meeting held at IHOP on Old Denton and Trinity Mills
- II. Minutes of previous meeting
  - Approved as read.
- III. Financials
  1. Bank balances
    - Reviewed
  2. Outstanding bills
    - None
- IV. Old Business
  1. ARC Issue
    - Received the signed agreement for fence correction if move, sell home or replace fence from 3811 Seminole Circle.
    - Michelle Brookes 3824 Cibola – received prior approval for 8 foot fence replacement. Now able to proceed with replacement. Michelle will complete ARC Request form to also place in file. She has been on 2 week business trip when emailed on 6-19 and will send when she returns.
    - Charlie Jordan submitted a fence replacement request that was approved by the Board. However, we also sent a letter, at Charlie's request, giving approval for the replacement sighting that we are aware that the fence is being "replaced on common area and that it is within a utility easement", because he found out that the city owns some of the land that is within his existing fence line and the city will not issue a permit until this letter was sent. *A copy of the letter is included with this meeting packet.*
- V. New Business
  1. Irrigation repairs approved
    - Junction approved 2 'necessary repairs' submitted by landscapers: Lateral line leak and 3 rotors leaking with bad seals. Also one other repair approved was to move 1 rotor out 6ft from under shrubs for coverage.
  2. Tree trimming in Park
    - One bid came in from On Duty Trees that trimmed the park in 2010. Waiting for more bids for comparison.
  3. Sidewalk repairs in park entrance and VOIC:
    - Getting report on pricing and scheduling from Walkway Grinding
  4. Support for 8' table in park
    - Supports left out of original order, so they are shipping supports to Junction. Once received work order in place to install them.
  5. Next Meeting:
    - July 11, 2012



VI. Homeowner issues

1. Betty Koenig 1208 LWT – Complaint about tenants in 1210 LWT

- Sent pictures of “Booze Fighter Motorcycle Club” hanging out in street and their drive. They are loud and frighten the neighborhood so much that they are unable to come out of their homes while there. Music played so loud cannot hear TV in home of 1208. The police have been called, and they will continue to do so if warranted.
- Also, new pit bull and concerned that the dog house in wood will cause termites in her home as it up against her house & on her property line. There is also an 8’ fence that was put up that the owner refuses to fix stating that it’s her fence. Owner wants to know if HOA can do anything about with of these issues. Board doesn’t have the authority to do anything on these issues but submit a letter to the owner sighting these issues being a violation.

VII. Adjournment

- Adjourned by Bane Page at 7:26pm

Submitted by:

Janet Freeman, Property Manager