

**Villages of Indian Creek
Board of Directors Meeting
Minutes from meeting September 21, 2018**

- I. Called to order by Joe Marquez at 7:13 pm
 - Attendees: Joe Marquez, Ralph Martin, Chase Clay, Melissa Vazquez and Tom Bolger. John Tarlton represented Junction Property.
 - Meeting held at IHOP on Old Denton and Trinity Mills
 - Owners attending: None

- II. Minutes of the previous meeting were sent to the Board in advance of the meeting and will stand as read.

- III. Financials were reviewed. The current bank balances totaled \$20,588.58, there were no invoices pending at this time and delinquencies were discussed in executive session.

- IV. Old Business
 - The community sign will probably not happen. Working on the park seems to be a better use of the HOA funds.
 - The annual Audit is complete.
 - The Board decided to not install lights in the west end of the park.
 - The garage sale date has been set for October 13, 2018. The Association will have an add put in the newspaper.
 - The trees in the park are doing well. Fannin Tree Farms did a great job. Junction is to contact Fannin about when to remove the tree watering bags.
 - Discussion was held about installing a pavilion in the park. The Board felt more thought and discussion was needed prior to ordering the work.
 - Melissa has selected Yard of the Month winners for each of the summer months. The plan has gone well and John has been sending them the \$50 gift card to Lowes.
 - The Board reviewed a new plan for the HOA flag rules. They will decide on this at a later date.

- V. New Business
 - John discussed the upcoming plans for the Annual meeting.
 - The 2019 preliminary budget was presented to the Board for a decision in the next few weeks.
 - The violation updates since the last meeting were reviewed. The Community is still looking pretty good.
 - Approved ARC requests were read into the minutes. These included work at 1201 LWT, 3825 SP, 1204 BAT, 1209 BAT, 3814 CT, 3838 CT, 1219 LWT, 3823 SP, and 1214 BAT

- John re-presented some policies that needed to be considered by the Board. These policies were updates from changes to the State Law and were initially presented to the Board in 2014. The Board will review these and decide if any of them are policies they wish to have included for Villages of Indian Creek OA.

II. Adjournment

- Adjourned at 8:17 pm. The next meeting will be held on November 10, 2018 after the last of the annual meetings.

Submitted by:
John Tarlton
Community Manager