

Indigo POA Quarterly Board Meeting Minutes January 7, 2021

Present: **Ginny Prunty, Gina Poppe, Paxton Watkins, Norm Rademacher, Claus Fey**

Guests: **Rich Alt, Jack Gordon, Gale Whitworth, Otis Lee, Ellen Messick, Adam Steadman, Dale Dracup**

- 11:04 am **Ginny** called the meeting to order
- **New Owners:** There have been two new owners added to the neighborhood since the last meeting:
 - John Preston Hodge & Cynthia Hodge, 5952 Dutchman Creek Road Lot 19
 - Anna Maria Goss & Brian Dean Goss, 646 Spartina Court Lot 75
 - Dwane & Susan Bise, 6186 Cottage Creek Road Lot 81 (Dumproff former owner)
- **Financials:** Misty reported on the quarterly financials. As the numbers are preliminary and could not be distributed to the board until the day before the board meeting, the final version will be resent to the board members (*done on January 8*) and (after board review) be published on the POA website in the 'owners only' section. The financial year for the POA starts on October 1 and ends on September 30. YTD numbers therefore show October - December only.

- **Board Member Updates**

Facilities: Norm updated the board using the report he sent to the board on January 5.

Facilities / ARB/ Landscaping Committee Report 1/7/21

(With input from Karen Rife and Jim Poppe) Since October 2020

Facilities

- Replaced Clubhouse Water-heater with new instant on unit
- Replaced the tennis courts south fence that was damaged by Isais
- Installed new GFI electrical outlets on the entryway fence
- Cleaned the outfall for the storm water drainage
- Had the City of Southport clean out the south drainage ditch on Cottage Creek to Marsh Grass (did damage should we discuss that with them)

Landscaping Committee

- Christmas decorations removal this week
- Pool house cleanup scheduled for February
- Planning meeting scheduled in late February/ March

ARB Committee

- Watkins's house complete
- Most Isaias tree impacts finished

Outflow Drainage Issue

The most work is created by the effort to get the water in the ditches to flow to the outflow on Cottage Creek. After much preparation work by Norm and Rich Alt and others, the outflow was cleaned up by Greenman Landscaping. The city cleaned debris and overhanging branches over the Cottage Creek ditch. But the water still does not seem to flow as needed. There are many possible reasons. The outflow might not have been cleaned far enough into the marsh. The city did not really clean out the ditches. Just overhanging twigs and branches. Reason given is a concern that cleaning the ditches with heavy machinery might negatively impact the water flow by creating small pools where equipment could not evenly remove debris. It was also noted that the city left the sides of Cottage Creek Road in very bad shape. Grass was destroyed by the heavy machinery used. Some discussions about how to fix that. As even the ditches in Dutchman Creek are impacted by the poor water flow,

Action: it was agreed upon to follow a suggestion by Rich Alt and organize a walk through of the entire ditch system to get a better understanding of the situation and possible solutions. Rich will join the board on this walk through. **Norm** to organize.

Misty will talk to Greenman Landscaping and ask them to stop blowing leaves and debris into the ditches as that aggravates the situation.

Landscaping Committee: Norm reports based on his review with **Karen Rife**.

Christmas decoration will be removed this week (done as presented). A pool area cleanup is planned for February 2021. The Landscaping Committee will hold a Planning meeting in Feb/March to plan for the growing season 2021. The board again voiced its appreciation to Karen and the members of the Landscaping Committed for all their dedicated work to make our neighborhood look nicer.

- **Municipal Affairs Committee: Gina**, who heads the committee, and Rich Alt reported from this newly formed committee. It just had its first meeting on January 6, 2021 to further refine the priorities, goals and objectives. Steve Miley will work with the department of public works, Frank Lai will attend the Planning Board meetings. Rich Alt will work with the City Manager with whom he has already established a good working relationship. It is the goal of the committee to also talk to the city about the sand hill created by BHI LLC on the former parking lot D.
- **Project Indigo: Ginny** reported about the feedback received from **Chad Paul**, CEO of BHI LLC. Chad said he would be happy to participate in our quarterly board meetings or separate meetings with the board that would be scheduled before the actual board meeting dates. At this point he told **Ginny**, not a lot is to report as the Covid 19 crisis has slowed down everything. The Marina repair is ongoing and that is where the focus of the organization is right now. The action that we are seeing at the entrance to our neighborhood on the old baseball fields is the city of Southport working on drainage systems. He confirmed to **Ginny** that they will reach out to the board before the do something. **Action:** The board agreed to schedule a Video Conference call with Chat before the April quarterly board meeting. **Ginny** to organize.

- **Old business:** There was no old business to attend to.
- **New business :** **Norm** brought up the capital budget for 2021. He will build on his preliminary list of needed repairs and provide the board with a list sorted by priorities, so the board can review and agree on those. **Action:** **Norm** to send priority list of capital projects to the other board members.
- **Open Discussion:** **Ginny** opens the discussion by suggesting a number of objectives that she believes should be the priorities for the year 2021:
 - **Roads in Indigo** need urgent attention. **Jack Gordon** has written about this to the city.
 - The follow up on the *ditches* to resolve the standing water issues in the neighborhood.
 - **Project Indigo**
 - **Lighting.** The lighting of the neighborhood needs improvement. While (Thanks to Misty's initiative) some lights have been fixed (Dutchman Creek, Indigo Plantation Drive), others remain dark.(Cottage Creek Road). The intersection at Cottage Creek-Marsh Grass Ct. requires a major underground repair. It is unclear, where that stands at this point.

After some discussion, the board agreed that these are the priorities the board should focus on for 2021.

- **Claus** brought up the topic of the rising water levels in the area. **Norm and Claus** had provided the board with maps from various sources that model shows how rising water levels will impact our neighborhood and its property values over the next decade. While not a short term priority, we need to start thinking about how to address this long term threat to our neighborhood. After some discussion, the board asked Claus to form an ad hoc committee to take a closer look at this situation, gather more data and come back to the board with that information for further discussion.
- No further discussion topics were brought up and **Ginny** closed the meeting.