

Indigo POA Quarterly Board Meeting Minutes April 1, 2021.

Present: **Ginny Prunty, Gina Poppe, Paxton Watkins, Norm Rademacher, Claus Fey, Misty Plummer (partially via Zoom)**

- **Ginny** called the meeting to order. She highlighted the Covid protocol that the board followed. As all board members are fully vaccinated and the only ones in the clubhouse in person, masks were not required.
- The **minutes** from the quarterly meeting on January 7, 2021 were approved.
- **Misty** provided a brief summary of the **financials** for the first quarter of 2021. The complete set of information will be attached to these minutes. Generally, the POA continues to be on solid ground with it's finances.
- **Norm** reported about the facilities and landscaping activity.  
The sprinkler system in the Entrance area is not functioning properly. Some of the wiring needs to be redone. Norm will report back once this is complete.

The discussion about improving our **stormwater drainage system** is ongoing and very complex. Norm had discussed the issues with the DEQ's stormwater expert and as the ditches are a city responsibility, any modification that we would take to increase water flow through the neighborhood would require a permit. One of the actions that we can take and that will probably increase water flow is to clean the culverts under the driveways. This would be the responsibility of the individual owners and the POA plans to reach out to those owners, where the culverts are blocked.

The opening of the **pool** is planned for early April, but will have to wait for the county inspection to complete. (Update: One pump is broken and needs to be replaced. That might delay the opening day. Also, new Covid guidelines allow full pool occupancy but is silent to bathrooms. Board will address again on April 9 and then communicate to the neighbors

**Entrance flower pots** will be temporarily moved to allow for repair of the boards underneath them. Norm has discussed alternatives with Karen. The Azaleas at the front entrance have been replaced. Big thanks to the ongoing work of the Landscaping Committee!

- **Gina** reported from the new Municipality Committee that there is nothing going on that impacts our neighborhood.
- **Paxton** reported from the ARB. The ARB approved combining lots 89&90 on Marsh Grass Ct per an inquiry from a potential buyer. The lots are under contract now with a new buyer. Owners will continue to be required to pay dues for both properties. Lot # 34 on Spikerush has been bought.
- **Ginny** gave an update on **Project Indigo** and the conversation the board had before the meeting with Chad Paul, CEO of BHI Inc. She described again the scope of the planned development. Chad said that there is nothing new to report at this time due to the holdup that stems largely from Covid 19 limitations. The board requested early communication about upcoming activity and Chad agreed. A few things came up that are not BHI activities but were noted. The city at times accesses the sand hill on old parking lot D for project work around the city. They do have BHI approval for that. Ginny had also asked Chad to look into the culvert in front of old parking lot C as it blocks the waterflow for storm water. Chad committed to look into it. Chad also mentioned that the city is planning to build a connector between 9th and 11th street (near the single house shortly before the school). So we might see some heavy equipment action there, but it is not BHI doing that. There was

some action at the lift stations west of Indigo Plantation Drive and the one east of 9th street across the single house before getting to the school. Routine maintenance. Norm asked Chad about drone activity over the entrance area, but Chad said BHI was not involved. Probably city activity.

- **Ginny** reported on the **Social Committee** activity. Unfortunately due to Covid 19 there is really nothing to report. Connections to the neighborhood stays active through Indigo digital newsletters (98 neighbors are signed up to receive them). There is also a very active Indigo Nextdoor group.
- **Claus** reports from the newly created flood water ad how committee. Currently it is really just Claus. Volunteers welcome. Claus handed out flood factor maps for the neighborhood. (a copy will be attached to the minutes) that shows the flood water risk for all properties in Indigo. For those who want to educate themselves more about flood risks to the neighborhood, the best and easiest resource is realtor.com. They provide well done comprehensive information feeds from FEMA and flood factor.com.
- New business:
  - **Gina** brought up the topic of clubhouse rentals. Currently there is no cleaning fee to be paid. As Covid brought heightened concerns about cleaning, adding such a fee to the rent should be considered to make clubhouse rentals as safe as possible.
  - **Gina** also brought up the suggestion to contract for mosquito management around the pool area. The board agreed with the idea and Misty was asked to get quotes for such service.
- No further discussion topics were brought up and **Ginny** closed the meeting.