

**Minutes of the
Seifert Creek Homeowners Association
2001 Annual Meeting
Monday, March 7, 2011**

Meeting was called to order at 7:00 p.m. sharp.

Craig Welch gave the Annual Budget report for 2010 expenditures and 2011 projected budget. Basically expenses have remained the same with the exception of the cost of landscaping applications such as pest spraying variance has increased. We actually ended with a positive balance due to the dry weather, lack of mowing expense, etc., in 2010. We needed to replace holiday lighting this year which gave us a negative balance in that column. A homeowner bounced a check, paid balance including bank fees with cash and Craig reimbursed expenses out of the cash on hand rather than writing a check. The budget shows a surplus of \$19k but it did not include the cost of irrigation repair after that city repaved the road which is \$5,000 that the city does not reimburse.

Craig indicated that the insurance has gone up due to an accounting error and we now pay \$608. After a period of time, that premium will decrease. We also needed to pay website fees of \$125 that were not budgeted.

However we were under budget on most expenses. We have collected all payments in arrears with one exception and that is being addressed. If this homeowner doesn't pay as of March 31, a lien will be placed on the property until all dues, late fees and legal fees are collected.

Brian Owens made a motion to pass the budget as written. Motion was seconded by Jenny Greiner and the motion passed. Budget was accepted as written.

Jenny Greiner made a motion to forego reading of the 2010 minutes and accept them as written. Motion was seconded by Phil Hipskind and the motion carried. Ted Jonas opposed waiving of the reading.

Vicki Snarr made a motion to make a legal addition to our covenants to read as follows:

I make a motion that the addition of #41 to the SCHOA Covenants read as follows: All residents of Seifert Creek Subdivision will be required to contract annually with and use exclusively the services of a single contracted waste disposal company. Selection of said contractor/hauler/supplier will be decided upon review of competitive bids solicited prior to the annual meeting by the Board of Directors and presented to a quorum of residents.

Phil Hipskind motioned to change the verbiage to "Selection of said contractor/hauler/supplier will be decided upon solicitation and review of competitive bids prior to the annual meeting by the Board of Directors" and not require the quorum of residents to make such an important decision. Jean Thomas pointed out that a quorum is 24 residences and that it can be either by personal indication or by proxy.

The motion was made to change the Covenants as follows:

#41. All residents of Seifert Creek Subdivision will be required to contract annually with and use exclusively the services of a single contracted waste disposal company. Selection of said

contractor/hauler/supplier will be decided upon solicitation and review of competitive bids prior to the annual meeting by the Board of Directors. Said bids will be shared with the residents at the next available meeting but shall not be subject to a quorum of residents and the Board will be charged with making the final decision and will remain transparent and discuss the bids with the residents of Seifert Creek.

Sue Gahimer seconded the motion. Motion carried.

We have a problem with one specific dog that is roaming and becoming a nuisance. A letter will again be sent to those residents to follow the covenants and not allow their animal to roam free. No one knew of any other animal issues.

2011 is the year to paint street lamp posts and mailbox posts. NO mailbox post will be painted that is in disrepair. A letter will be sent to the resident requiring repair and that resident shall bear the expense of painting for their post.

Neighbors were reminded not to park their personal vehicles on the streets. Our bylaws prohibit such practice and only visitors of our neighborhood are allowed to park on the street in front of a residence. All residents were reminded that they are responsible for clearing their sidewalk of snow within 48 hours of a snow fall. An exception was made this year during the ice storm.

Dave's Landscape and Lawn Care has been contacted for a bid to refurbish the front entrance landscaping. He has not responded with a bid and other bids will be solicited.

Mosquitoes have become quite a problem in our area. Ted Jonas indicated that when he contacted the City of New Palestine about spraying they indicated that a licensed contractor must apply the spray and the city currently doesn't have anyone qualified to do this. Ted indicated that he had Shelby County come and do spraying at his business (which is in Shelby County). He suggested that we contact them to see where we should go next. Vicki Snarr indicated that she has some connections with the Purdue Extension Service and she would check with them to see if they had someone to do it. We will pursue all avenues to get this done. Vicki will follow up and let us know what we must do to get the spraying taken care of.

Jean Thomas will organize a neighborhood block party/nature trail cleanup day. Yvonne will assist and will prepare an after workday lunch. A date will be selected based on weather conditions. Neighbors will be notified via flyer in their newspaper box, e-mail if we have it and on the website.

The Easter Egg Hunt will again be held at Tom and Jenny Greiners'. Traci DeWitt and Yvonne Jonas will coordinate the event which is scheduled for Saturday, April 16 reserving April 23 as a rain out date.

Sue Gahimer agreed to once again organize the Neighborhood Garage Sale. She will work on the date but it was suggested that April 30 would work out best for a larger participation.

Tom Greiner reported for the Architectural Committee that there were no new requests for construction of any kind this year.

Tom Greiner made a motion to vote Caine DeWitt onto the Board for next year as Craig Welch's term has expired. Vicki Snarr seconded the motion and the motion carried. Caine will start immediately as

the Secretary/Treasurer, Jean Thomas will move into the Vice President position and Nancy Owens will become the new President of the Board.

Miscellaneous: Jean Thomas indicated that a sign for “No Handbill Solicitation” will be ordered this week for the front entrance. Anyone wishing to not have door-to-door solicitation needs to post their own property. Also signage for the nature trail (i.e. beginning of trail and markings along property lines) will also be ordered this week.

Vicki Snarr gave a brief description of Emerald Ash Borer which is a devastating pest for ash trees. They are not in Hancock County yet but they have been identified in Marion County. They virtually kill all ash trees. Homeowners can treat the trees but it is expensive and it has to be maintained for the life of the tree. Vicki has taken classes to become a master gardener and would be happy to answer questions for people if they need assistance.

Mike Oberneder asked if we could inquire with the landscapers if they would offer a group discount to the neighbors if we all used the same landscapers for our personal property. Jean Thomas will inquire as to the availability of such discount.

Brian Owens made a motion to adjourn the meeting. Tom Greiner seconded the motion and the meeting adjourned at 7:57 p.m.