



## Home Owners' Association Annual Meeting

### Minutes

March 10, 2015

7:00 PM

#### **Board Members:**

*Present:* Nancy Owens, President; Vicki Snarr, Vice President; Cindy vanBree, Secretary/Treasurer; and, Traci Dewitt, Communications Officer

*Absent:* None

*Quorum present?* Yes

*Others Present:* Architectural Committee Member Tom Pearson, twenty four (24) neighbors

#### **Proceedings:**

- *Meeting called to order* at 7:00 p.m. by President Nancy Owens
- Minutes of the 2014 Seifert Creek Homeowners Association (SCHOA) meeting were reviewed.
- MOTION to approve the minutes was made, seconded, all were in favor; and, passed.

#### **Budget:**

- Cindy vanBree presented the "SCHOA 2014 Budget Results and 2015 Budget".
- A positive variance for 2014 of \$5211.11 was reported.
- An increase to the 2015 budget of \$1976.00 largely due to increased landscaping charges and the addition of a one-time nature trail repair, and holiday decorations was proposed. Risks to the 2015 budget were identified regarding Lot #77 described below.
- MOTION to approve the 2015 SCHOA budget was made, seconded, all were in favor; and, passed.

#### **Events:**

- Nancy Owens discussed the planned neighborhood events: Easter egg hunt and garage sale. After a brief discussion, it was agreed that the Easter egg hunt would be discontinued. There was broad support for the neighborhood garage sale which was tentatively scheduled for June 6, 2015.

**President's Report** provided by Nancy Owens and Vicki Snarr:

- Work to upgrade the SCHOA website was undertaken through 2014 by Traci Dewitt and many improvements were implemented. Additional improvements are planned.

- Vicki Snarr discussed her effort to update the Neighbor Directory and requested neighbors update the hard copy provided at the meeting with current contact information or contact her at [snarrv@comcast.net](mailto:snarrv@comcast.net). The directory is planned to be circulated in 2015.

- Nancy Owens announced that the last buildable lot (#77) was sold and plans for the construction of a single story dwelling were approved by the Architectural Committee. A complication exists in that the mounds and tree located at the southwestern portion of the land encroaches on the new owner's buildable area. Risks to the 2015 budget were identified as legal fees and SCHOA cost-share to mitigate the encroachment. A discussion among the SCHOA centered on general themes: neighbors were pleased that the lot will be finished, wish to retain the aesthetics of the mounds; and, the SCHOA Board will seek a mutually agreeable way forward to resolve the issue subject to the approval of the SCHOA in a special meeting.

- MOTION to convene a special meeting of the SCHOA to approve the agreement between SCHOA and the new owners of lot #77 was made, seconded, all were in favor; and, passed.

- SCHOA Board held discussions with the Architectural Committee regarding the need to renovate the neighborhood entrance signs. Architectural Committee member Tom Pearson agreed that his committee will be responsible for obtaining plans and pricing for presentation to the SCHOA at its next annual meeting.

-A dog owned by the residents at 4368 W. Eagle Trace has been found unsupervised and outside its yard. It was reported that the dog exhibited aggressive behavior, threatening neighbors on their own property. One neighbor suffered a dog bite as a result. Owens reported details of the ongoing discussions with Hancock County Animal Control and law enforcement. Neighbors are advised that New Palestine town ordinance and Seifert Creek Covenants prohibit allowing pets to roam unleashed off their own property. The SCHOA Board will continue to monitor the situation and pursue corrective action.

***Discussion topic(s) from the floor:***

- A neighbor raised the issue of streetlight maintenance, citing a number of unlit streetlamps. Neighbors reported having difficulty finding replacement parts and lighting repair solutions. An LED upgrade kit is available for \$180. The SCHOA Board will recommend trusted and qualified electricians for neighbors on the SCHOA website.

***SCHOA Board Elections:***

- Nancy Owens has served the SCHOA in various roles and reached the mandatory term limit. Neighbors recognized Nancy's service and showed their appreciation to the outgoing SCHOA President.

- Vicki Snarr, Vice President, took up the role of SCHOA President with immediate effect.

- Cindy vanBree will continue in the Secretary/Treasurer role.

- Tammy Hickman was nominated for SCHOA Vice President.

- MOTION to appoint Tammy Hickman to the SCHOA in the role of Vice President was made, seconded, all were in favor; and, passed.

***Any other business:***

- No other business was raised.

· Meeting adjourned at 8:02 p.m.

· Minutes submitted by Secretary/Treasurer, Cindy vanBree