

Seifert Creek HOA 2017 Annual Meeting Minutes March 15, 2017

Board Members present: Sue Gahimer, President; Tammy Hickman, Vice President

Absent Board Members: Cindy VanBree, Secretary/Treasurer

Home Owners Present: 33

Quorum: No

Meeting called to order at 7:02pm. Sue Gahimer welcomed the new neighbors including the Axthelms, Wallys, Ben & Keri Hunter, Dennis & Karen Backus, and Mike & Tina Jackson.

It was announced that Cindy VanBree is stepping down as Secretary/Treasurer after serving for 3 years. Her service has been much appreciated. It was mentioned that we would take nominations for a new secretary and treasurer splitting the positions as to lesson the workload on one person.

Darla Legan asked for a summary of the duties involved with Treasurer. A brief description of the job included taking care of tax information, creating and sending dues letters, balancing the checkbook, and forecasting the annual budget.

2016 Meeting minutes: Motion made by Vicki Snarr for approval of 2016 minutes, Mr. Backus seconded the motion, all in favor.

Landscaping: Announced that Scott Deaton of Ground Dynamics will continue to provide landscape services for the year and has done a great job for the neighborhood.

Architectural Committee members: Tom Greiner, Tom Pearson (in attendance), and Alan Edon have agreed to remain in their positions for 2017 – 2018.

Nominations for Board Positions: Darla Legan was nominated by Tammy Hickman for Treasurer. Brian Owens volunteered for the secretary position. Motion passed for new board members.

2017 Budget Review: Sue Gahimer reviewed the proposed 2017 budget and its shortfalls. Unexpected past & future expected expenses for 2017 have been identified, such as paying for part of retaining wall on Jackson's property in 2016, new expenses with tree replacement, nature trail tree issue, possible removal of trees in the easement and irrigation repair after sidewalk installation by the town. This results in the HOA with no reserve funds for future capital maintenance.

Vicki Snarr made a motion for the budget to be approved, the motion was seconded and all approved.

Sidewalk: The town of New Palestine is installing a sidewalk this summer on the Seifert Creek side of 450W (Bittner Road). There was a suggestion to connect our sidewalks to the new sidewalk. No action was taken.

New Signage: A special thank you to those who worked on the new front entrance signage, especially Tom Pearson. Hanging the Christmas wreaths in the new front signage were an issue this past season, but Vicki Snarr has volunteered to work with Scott Deaton of Ground Dynamics on a solution.

Street Lights: On going situation with homeowners not maintaining their lights as required by the HOA Covenants.. In addition, it was mentioned that light posts are possibly in need of paint soon. The winter newsletter talked about the need for homeowners to keep the lights in working order. The board will revisit this item. Bottom line-We need to have all the streetlights operable. This improves the quality of our neighborhood and provides for a safer community. *We are looking for a committee to be formed to help develop a short-term solution on current violations and a long-term plan to ensure our community can quickly enforce operations of the streetlights. Please contact a board member if you wish to serve in this capacity.*

If your streetlight is currently not operable and/or lit dusk to dawn, please correct this problem immediately.

Website: Brian Owens has updated the website and recommends keeping it up and going as opposed to an app like Nextdoor due to the ads/solicitation on those. Tammy Hickman mentioned the need to update the mailbox and light bulb reorder information, as Melnorthey does not carry the large mailboxes any longer. They do possibly offer an LED light bulb as a replacement to the high-pressure sodium. Further information to come.

Nature Trail: There seems to be many special needs on the nature trail currently. Ash trees dying, steps deteriorating, and increased traffic by non-residents. The Farhnow family removed the sign at the entrance of the nature trail from the area after an incident involving their son and some non-residents. The Seifert Creek residents in attendance were asked for suggestions. **Tom Pearson** suggested posting a closed sign at the trail entrance. **Phil Hipskin** suggested an analysis of the trees be done.

Vicki Snarr suggested an arborist and volunteered to look at the trees with the person who is hired. **Tasha Kelley** said she will look in to the Eagle Scouts (her son is applying to be an Eagle Scout) and the DNR reviewing the tree issue and a possible project for the nature trail. **Scott Miller** will plant seedlings next season to replenish the trees.

A motion was made to permanently remove signage from the trail and to hire an arborist to check the status of the trees. Kathy Pearson seconded the motion and all were in favor.

Liability Insurance: **Craig Welch** asked a question about what our liability insurance covers. **Tasha Kelley** agreed to review the policy.

New Directory: Please return the information page for the directory as soon as you can and include any special interests you may have for the neighborhood such as an Easter egg hunt, card club, garage sale, etc. so that we may get an updated directory in the works.

Side Walks: **Dave Book**, town manager, came to speak with the homeowners regarding the sidewalk project. The town missed the federal grant but is confident they will get it the next time. If not, Dave is determined to do the project. It will involve the irrigation and curbs of the neighborhood. The homeowners were asked if there is an interest in attaching our current sidewalks to the new one connecting to town. Jackson and Jonas properties would be affected. **Mike Jackson** was in attendance and said that he and **Tina** had talked about it and were open to the idea. Kathy Pearson made a motion to investigate the idea further, which was seconded. Sue had contacted Jim Robinson previously and he estimates 150ft on each side to connect at an approximate cost of \$4200.

Dave was also asked about paving of our streets. Eagle Trace was repaved recently because it was rated a D. Dave noted that several driveway areas need patched and that our streets are in the 5 year plan for repaving.

Bob Ehle, Town Marshall: Mr. Ehle came to the meeting to update us about recent thefts in the area. Two male suspects are in custody after attempting to use stolen credit cards at a Meijer on Pike Plaza Road. He recommends keeping doors of cars locked and to remove all valuables from vehicles when leaving them parked outside. He also encouraged people to report unusual activities. The police department wants to be contacted so that time lines can be established if laws are broken. Police station phone # is 317-861-4225 or call 911. Motion lights are a good deterrent as well as security cameras and alarms.

Mr. Ehle also mentioned that since we have a No Solicitation sign at the entrance of the neighborhood, this requires sales people or solicitors to obtain a "permit to sell" from the town. Please feel free to ask a solicitor for their permit!

Thank you to Dave Book and Bob Ehle for speaking at the meeting.

HOA fees: Dues were increased in for 2017 to \$275 and will further increase to **\$350 for 2018**. Those in attendance felt this was a prudent step in maintaining healthy and stable resources and planning for reserves necessary to cover unexpected costs. A detailed local study was completed to compare or HOA Fees to

other neighborhoods in New Palestine. The result was a clear indication Seifert Creek is significantly below other comparable neighborhoods. According to the covenants, the board can vote to raise the annual fees by 8% a year since inception. This roughly means our fees could theoretically be at \$966 for 2017. The HOA Boards have historically done an excellent job keep our fees very low. BUT, our neighborhood is close to 25 years old and we do not have a capital reserve to cover normal expenditures. Thus, the prudent action is to start building our reserves at this time.

Covenants & Architectural Committee: After a brief review of our covenants by our neighbor **Tasha Kelley**, she has recommended that they be strengthened. Sue will look into having them reviewed by an independent attorney. The by-laws under which the Architectural committee operates also need review. A strong recommendation was made for at least 2 of 3 members to approve projects in the future.

Meeting adjourned after a productive session.