

HOA Monthly Meeting  
August 17, 2021

Attendance: Kim Duffie-President, Rob Souchon, Mike Quinn, Lee Clouse-PMI/Meridain  
Property Manger

Absent: Karen Ross-Treasurer, Paul Liguoir, Dan Duffer, Steve Pappas

Call to order 6:35pm

1. June and July minutes will need to be approved via email due to not having a quorum this evening.
2. Financial Report - (Karen emailed and Kim reported)
  - a. Cash Summary:
    - i. July balances: 2021 / 2020
    - ii. Checking – 77,813.15 / 52,467.11
    - iii. Reserves – 75,790.38 / 58,504.94
  - b. Nick's payments are up to date as of July.
  - c. Vendor Fees for the picnic Lee will have listed as "other income." That was used to pay most of the entertainer and the social committee funds paid the rest.
  - d. 110 – Legal (total invoices paid for Kovitz this month is 693.36, but only 110 reflected for month...why difference? Did not seem associated with prior month or next month- Lee was going to look into this
  - e. Reserve study- made a list for Lee of all of our neighborhood property. He will put together a long-term financial outlook to give us a better idea of how much money we need and report in Sept.
  - f. Is our HOA liability insurance enough? Lee said yes.
  - g. Duke, PMI, and Bangersville are now on auto-pay so that there are no more late fees.
  - h. Mike-Should we put together a Google Survey for people to fill out about the lights on the walking path and opinions on future improvements?
3. Old Business- Quote for cleaning out a small tunnel by teh concrete drain in Annie's Park. Some board members say not worth it. Some say might be worth a try. Needs to be officially voted on at September meeting.
4. New Business:
  - a. Picnic Thank you gift cards for Colleen and Angie. Kim will get \$25 cards for each of them.
  - b. Next Year's picnic- Social Committee chose July 16, 2022
  - c. Landscape
    - i. Nick's contract is up the end of Summer 2022
    - ii. Need to visit the cul-de-sacs with Nick to see if they need new grass
    - iii. Nick's gave us a quote on taking out the dead trees. Waiting on the quote from McDaniels so that we can possibly use our credit.
  - d. Some of the lights on the entrance wall aren't working. Lee will have electrician check it.

- e. Irrigation on E side of Paddock broken. Lee will call Hoosier Irrigation to come out.
- f. Color palette-
  - i. Not enough board members here to do anything official.
  - ii. Kim will clean up the document so that it is formatted nicely. We will then present it to Wakefield West for their opinion.
  - iii. Shutters and front doors, we'll remove official color names and just ask that homeowners color match something close, or submit a new color to the ACCommittee.
  - iv. Public Hearing for a possible Day Care center sound of VCA Sugar Grove Animal Hospital. Board did not feel it was necessary for us to go to the meeting. Just glad it's not a strip mall.
- g. Lee will get a quote from Otto's on filling the cracks on the path and for their opinion on fixing the spots where the tree roots have grown up.

#### Confidential Notes

1. Nothing confidential was discussed since board did not have quorum.
2. 67% of homeowners are fixing violations after the 1st letter.

Meeting adjourned 8:00pm