

2022 Summerset HOA Annual Meeting May 23, 2022

I. Call to Order

- Beverly Gard called our Annual Meeting to order @ 6:56pm
- Meeting held in the 4-H Building at the Fairgrounds, Greenfield, IN

II. Minutes from HOA Annual Meeting, 5-17-2021

- All Homeowners received a copy of these minutes.
- Pam Gillette motioned for approval of these minutes.
- Walter Davis 2nd the motion.
- Unanimously approved by raising of hands.

III. Financial Report

- David Medved, projected the analysis cash flow report on Projector screen for January thru December 2022.
- Payment of HOA due's have all been collected.
- We did lower due's last year.
- Been in the "black" all year.
- Approximate balance at end of May 2022, will be \$45,300.55.
- Monthly reconciliation statements with GBC and QuickBooks have been in balance
- 3 projected expenses for remaining of 2022—approximate costs
 1. Pond fountain -- \$7600.
 2. \$7500 – invasive growth clean-up in common area.
 3. (3) snowfalls over 3"
- Would leave HOA with an approximate surplus of \$8946 for end of year
- Paul Gordan asked if fountain was for beautification or necessary for maintaining pond.
 1. More for maintaining pond. The fountain helps keep unwanted growth, unwanted animals,
- John Shelby asked if we would be voting on items 1 and 2.
 1. As a Board, we believe that is why you nominated us, to make these decisions as a whole community rather than needing to have numerous group meetings throughout the year, as an added expense.
- Georgia Wilding asked if we have a maintenance contract.
 1. Yes, we do. \$187.25/month/6-7-month period
- Dianne Osborne asked if the same maintenance company will continue.

1. Yes, the same "Clear Reflections" company has and will maintain the pond by the gazebo, with or without the fountain. He has increased in price only a few dollars in the last year.
2. These "approximate" expenses are just that. We have not gotten exact amounts that these projects would cost.
3. These are projects that the Board of Directors have looked into and by no means, mean they have to be done. We have spoke about the fountain since taking over the HOA, and other more important items come to the surface and need to be taken care of, so the fountain keeps being pushed backed.
- Joni Siebenlist asked who was making these decisions.
 1. Again, this is why you nominated this Board of Directors, so that the (5) of us would make these decisions on our own, which are always in the monthly minutes, so this should not be the first homeowners have heard about these projects. All the minutes are posted monthly on the Summerset Website.
- Richard Loeckel wanted to know if we can amend our Bylaw/Covenant to include large purchases.
 1. Yes, we could, but again this would mean an extra meeting and voting of all homeowners.
- We were paying for irrigation at the front entrance of Summerset, which was not working correctly, we voted as a board to shut down. Saving HOA approximately \$600/year
- Pat Bundy asked if as residents and immediate family can fish in pond
 1. YES
- Marisue Galm will call city regarding all the light poles that need attention in Summerset.

IV. Architecture Committee Report

- Kris Moore has proofed many additions to our homes landscape.
- Kris asked to give her time to review
- If contractors are involved, have them draw up work to be done. Pictures are very helpful
- Do Not start work until you have Kris's approval.
- Please call Kris if you have any questions or concerns.
317-379-6562

V. Old Business

- Lowered Homeowners Annual Fee's by voting in Individual Homeowners Insurance.
- Tree maintenance and removal of trees
- Overseeing Lawncare and snow removal
 1. No win situation.
 2. Moving up on BLC's list of importance
- Working on drainage issue's

1. Each Homeowner needs to understand that their yard is their responsibility to get the grass growing, that in turn will help with erosion.
- Board meets monthly via Zoom.
 1. Each meeting has an agenda set up by president
 2. Minutes are taken, approved and posted on website monthly

VI. New Business

- Drainage and erosion issue's
- Voting to amend Covenant for using Summerset homes as rental properties.
- Appoint group of HO to be responsible for a "New Homeowner's Information Kit".
- Tree and forest maintenance
 1. Brian Dandy, Forrester, presented his view on the "forest common area" and what he would suggest us to do or hire him to do.
 2. Cut down all the invasive growth and treat and kill in late summer or early fall
 3. Bradford Pears and Honeysuckle.
 4. Dead wood is good lying on ground.
 5. Would be a continuous job to keep it at bay
 6. If nothing done, will take over even more that it is now
 7. Northside is better than the southside.
 8. Southside is inching its way toward those home on Blossom Ct.
 9. Get a bid on planting native species on southside if invasive were killed off.
- Continuing to oversee lawncare and snow removal.
 1. Henry Simmons asked about the area at the back of his yard that backs up to Indigo Springs. He thought (was told-Joyner) that it was common area.
 - a. This is not common area behind these homes.
 - b. This is the extension of your yard, the easement.
 - c. It is the homeowner's responsibility to take care of the easement(if the HO chooses to). It is not HOA responsibility.
 2. Georgia Wilding asked about trees removed in common area.
 - a. The Board paid to have trees removed at common area across from the gazebo. These trees were hanging on Homeowners house and roots would have soon been invading her foundation.
 - b. These trees were put in by Joyner and than home to east was squeezed in!
 - c. Board has removed a few other "dead trees" in common areas.
 - d. Common areas are The HOA responsibilities to maintain, not easements

- Responsibilities of each Board Member
- Beverly Gard is stepping down as President
- David Medved is stepping down as Treasure
- Election of Board of Directors
 1. Beverly Gard nominated Kris Moore, Joyce Smith and Marisue Galm to stay on Board. Jim Gillett 2nd motion.
 2. Don Gard nominated Dianne Osborne
 3. Henry Simmons nominated himself
 4. Greg Thomas motioned for these nominations Paul Gordan 2nd motion.
 5. Tom Shores motioned for approval
 6. Jim Gillett 2nd approval

VII. Adjourn

- Jim Gillett motioned to adjourn meeting
- Don Gard 2nd motion
- Annual Meeting was adjourned at 8:20pm