



**Minutes of a Meeting
of the Homeowners Association
February 7, 2022**

Meeting Date: February 7, 2022
Meeting Time: 7:00 P.M.
Meeting Location: Virtual (Zoom)

Board Members Present: Jeannie Ambler, Chris Corr, Rob Lime, Jan Mensz, Roy Shawhan, & Alex Trueblood

Board Members Absent: Crystian Alatorre

Others Present: Chad King & Chad Walker (C2 Services, LLC), Laura Conway Davis (HOA attorney), other interested members and area homeowners.

Call to Order: President Rob Lime called the meeting to order at 7:00 P.M. and provided guidelines and expectations for discussion and participation.

Approval of Minutes: Minutes of the January 10, 2022 meeting were presented. Upon motion by Chris Corr and second by Roy Shawhan, the Minutes of the January 10, 2022 meeting were unanimously approved.

Espero Indianapolis Proposed Development (25th & Delaware): Attorney Laura Conway Davis (representing the HOA), advised the subject lots have been consolidated into 2460 N Delaware St with a Parcel No. 1033814, which lot and Parcel No. is within the Fall Creek Place Homeowners Association. 2450 N Delaware was not previously in the Association, but with the consolidation, is now a part of the Association. 2520 N Delaware is not in the Association. Any development of something other than a single family (detached garage) would be contrary to the Association covenants. Ms. Davis' recommendation is to not make an exception to the Declarations to accommodate the proposed development and cautions the board that it may not be authorized to make such an accommodation contrary to the Association's covenants. Ms. Davis discussed the board's duty to enforce the terms and the purpose of the covenants. Consideration should be given to the effect of the development on property values, which is the traditional purpose of such covenants. Jan Mensz emphasized the importance to ensure the covenants have been enforced in a uniform fashion. Alex Trueblood pointed out, and Ms. Davis agreed, that the covenants discuss maintaining community values do not mention property values specifically. Jan Mensz emphasized that "values" can encompass more than just property values, and even determining the effect of development on property values is a big question.

2301 Talbott Street Design Review Appeal (Garage Door Mural): Attorney Davis advised that painting the garage door does not need to be submitted for approval, but if the paint does not match the house it is considered in violation of the covenants and guidelines, becoming an enforcement issue for the board. A discussion ensued about whether the board is required to interpret the covenants and guidelines. Attorney Davis advised that it

is the board's responsibility to review. Attorney Davis advised that the design guidelines can be amended by a unanimous decision of the Design Review Committee but any revisions would need to be recorded in order to become effective. The board agreed to work to resolve this matter prior to the next meeting.

C2 Services Report: C2 provided a preliminary end-of-year financial report for 2021.

Park Equipment Inspections: The foundation has not developed a formal park inspection process to ensure safety of equipment, but will work to do so. However, volunteers routinely inspect the equipment.

Snow Shovel Program: Rob Lime suggested a structure program providing assistance for homeowners to assist with snow removal. There is a logistical issue with determining who would qualify for such assistance. A discussion by board members followed regarding how such a program could be structured. Discussion was tabled to a future meeting. Further discussion followed regarding ensuring park sidewalks are shoveled as part of alley plowing. A future discussion should be had to discuss whether this should be a contracted service (with landscape/snow plowing contractor) or whether it should be a volunteer-based program.

Adjourn: Upon motion by Chris Corr and second by Roy Shawhan, the board unanimously adjourned at 8:06 P.M.

NEXT MEETING: March 14, 2022 at 7:00 P.M. to be held via Zoom.