



**Minutes of a Meeting
of the Homeowners Association
April 11, 2022**

Meeting Date: April 11, 2022
Meeting Time: 7:00 P.M.
Meeting Location: Virtual (Zoom)

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

Board Members Absent: None

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

Call To Order: President Rob Lime called the meeting to order at 7:02 P.M.

Approval of Minutes: Minutes of the Meeting held March 14, 2022 were presented and upon motion by Chris Corr and second by Roy Shawhan, were unanimously approved.

Land Usage Update: Chris Corr provided an update of discussions with the Vecino Group regarding an updated proposal for the Espero project located at 25th and Delaware. The City requested a plan to occupy both the northwest and southwest corners of 25th and Delaware. Vecino provided the City with an updated proposal and, for various reasons, the City asked they return to development of the northwest corner and leave the southwest corner for future development. The latest proposal would likely require zoning variances, which will allow for a public hearing and opportunity to present a neighborhood opinion. There are not currently any finalized designs for review or discussion.

Upon motion by Chris Corr and second by Rob Lime, the following was unanimously adopted by the Board:

"The Board finds there is currently no proposal which has been presented to the Board or the Design Review Committee regarding the use of the lot located at 2460 N. Delaware St. The Board can confirm that 2460 N. Delaware Street is a part of the HOA and thus is subject to all provisions of the Declaration, including Article II Section 1.A. which provides, in part, "No residence shall be erected, altered, placed or permitted to remain on any Lot herein, other than one detached single-family residence not to exceed two and one ha-half stories in height and permanently detached residential accessory building.

The Board and the Design Review Committee are committed to upholding and enforcing the provisions within the Declaration for all lots which are part of the HOA."



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Chris attempted to participate in a meeting with Vecino and the City, but was excluded because financials would be discussed.

Rob advised that a town hall meeting will be held to discuss the development in more detail.

Valerie Warycha is a concerned neighbor and has analyzed the nearby Penn Place project and police-runs, along with other similarly-modeled projects. Valerie has asked the Board to conduct a neighborhood meeting pursuant to the terms of Article III of the By-Laws to take a vote on a position regarding the development. Vecino has refused to provide any further public information to the neighbors; simply directing neighbors to reach out to Chris Corr. Valerie has started an on-line petition to object to the development and intends to submit the petition to the Mayor and City-County Councilors.

A clarifying discussion followed regarding the meeting requested by the neighbors. It was agreed that the meeting would be called for purposes of a vote by homeowners. C2 Services, LLC confirmed a sufficient number of signatures were obtained to call for a meeting. A 10-day prior notice is required. C2 will continue to work with The Oaks to determine if a location is available for the meeting and work with the Board to schedule the meeting and provide appropriate notice. All will be welcome to attend the meeting, whether a member of the HOA or not.

Urban Times Publications: Rob requested a board member work with Matt Guay in providing more information for Urban Times reporting. Mike Kelly agreed to assist. Chris, on behalf of the entire neighborhood, thanked Matt for his consistent 9-years of reporting to the Urban Times.

Design Review Committee: Three new members have joined and two fence requests have been approved. Roy is working with tree contractors to review trees needing removed from Pennsylvania, Talbott and Delaware Streets.

Garden Committee: Chris Corr advised the committee met and would like to rebrand as the "Beautification Committee." Without objection, the Board agreed. The Committee will be encouraging neighbors to adopt blocks and sewer drains. Upcoming events include an Earth Day event, refreshing the Craig Kids Park, planting of bulbs provided by Garfield Park. A clean-up event is also being planned for Fall Creek Proper and Fall Creek Trails. Additional information is being made available via social media.

Social Committee: Crystian Alatorre advised the Easter Egg hunt is scheduled for April 16. Movie night potentially scheduled for April 23 in the Arboretum. Garage Sale has been tentatively planned for April 30 or May 1. May events will be focused on race weekend and additional movie nights will be scheduled during the summer.

C2 Services provided financial update.



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Other Matters: Britney Crone, Mayor’s Neighborhood Advocate, introduced herself. She will serve as a link for resources and information or to get additional information when it is difficult to obtain. Britney thanked all who continue to share their thoughts on the Espero Development and committed to sharing information on public meetings as they become available. Rob asked Britney to attend special meetings regarding the development. Alex requested that Britney work to have a knowledgeable person from the City attend these meetings. Britney fielded and responded to various additional questions and concerns expressed by those in attendance. Finally, Britney provided a link to various City initiatives and encouraged all to take a look and contact her with any concerns.

Adjourn: Upon unanimous agreement, the meeting adjourned at 7:58 P.M.

NEXT MEETING: May 9, 2022 at 7:00 P.M. to be held via Zoom.