



**Minutes of a Meeting
of the Homeowners Association
February 12, 2024**

Meeting Date: February 12, 2024

Meeting Time: 7:00 P.M.

Meeting Location: Virtual

Board Members Present: Dan Ambler, Ayreka Crew-Lingenfelter, Rob Lime, John McElwee, and Roy Shawhan.

Board Members Absent: Alex Trueblood

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

Call To Order: President Rob Lime called the meeting to order at 7:00 P.M.

Approval of Minutes: Minutes of the January 8, 2023 meeting were presented. Upon a motion by Roy Shawhan and a second by Dan Ambler, the minutes of the January 8, 2024 meeting were unanimously approved.

Land Use: Nathaniel Vezolles and Brandon Powell (Chatham Park Development) presented an update on the redevelopment of 25th & Delaware Streets. Revised renderings were provided. The project continues to be a three-story mixed use project on the north and south sides of 25th St. A rezoning application will be presented to the Metropolitan Development Commission on February 22, 2024. The parcels are currently zoned D8 (primarily single family homes) and are requesting an MU2 zoning to permit the proposed development. Rob Lime reviewed prior meetings with Chatham Park Development and the general feeling of the neighborhood that this is a welcomed project. Rob asked that if there are any objections or concerns, to please express those to him. Target ground-breaking has been pushed to the third or fourth quarter of 2024. C2 Services reminded the developers that approval will be required for the south lots prior to construction, since they are subject to the neighborhood covenants.

Mayor's Neighborhood Liaison: Ana Santiago provided an update on behalf of the City. Research was made for the responsibility of repairing the damaged fence along 25th St. north of Alabama and New Jersey Streets. There is not a "right-of-way" for the City requiring maintenance of the fence. There are no records of who actually installed. Ana will attempt to address the issue again with the City and Business and Neighborhood Services and will report back.

Fall Creek Place submitted an application for the INRC grant with respect to the plantings along Fall Creek trail. Ana is working to get a flora permit in conjunction with the application. Ana provided updates on pot-hole repairs and City efforts. Indy Parks has posted summer day camp information. Scholarships are available.



**Minutes of a Meeting
of the Homeowners Association
February 12, 2024**

Craig Kids Park: Walking stumps will be replaced with playground equipment over time. Responsibility of the HOA (vs the foundation) to maintain was discussed. Rob will continue to work with the foundation to explore the most efficient method of removal.

Landscape Contract: Three proposals for landscape services were reviewed by the Board. Board members requested a scheduled virtual call with the responding companies to review their bids. C2 Services will work with the companies and coordinate a call for the week of February 19.

Financials: Year end 2023 financials were presented for approval by the board. Upon motion by Roy Shawhan and second by John McElwee the financials were unanimously approved.

Social Committee: Josslyn Kennedy and Kole Loemer have volunteered to serve on the Social Committee. Past events were reviewed as suggestions on events going forward.

Adjournment: Upon unanimous agreement, the meeting was adjourned at 8:02 p.m.

Next Meeting: March 11, 2024, 6:00 PM – Virtually