



**Minutes of a Meeting
of the Homeowners Association
May 8, 2023**

Meeting Date: May 8, 2023
Meeting Time: 7:00 P.M.
Meeting Location: A Tap Room

Board Members Present: Jeannie Ambler, Molly Connor, Chris Corr, Rob Lime, John McElwee, & Roy Shawhan, Alex Trueblood

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 7:05 P.M.

Approval of Minutes: Minutes of the April 10, 2023 Annual Meeting were presented for adoption. Upon motion by Chris Corr and second by Molly Connor, the minutes were unanimously adopted.

Design Review Covenants: The Design Review Committee has received comments from homeowners regarding design guidelines. An online survey will be made available to solicit homeowner comments. Two particular issues of concern are garage murals and fencing materials. Discussion followed presenting pros and cons to current design guidelines and applicability in the neighborhood.

Beautification Committee: Chris Corr advised the Fall Creek greenways received funding, in conjunction with HOA contributions, for greenway signage providing information about the original Fall Creek trail, the orchard and the Central Avenue bridge. The neighborhood cleanup was a success, especially near the orchard and nearby trail. Additional workdays will be scheduled for later this year.

Parks Foundation: Chris Corr provided the Foundation report. The Foundation has been raising funds for playground improvements at the Craig Kids Park. Playground structures are fully funded with installation late May. Additional installations are planned pending funding, including potential funding from the Homeowners' Association. The Foundation has offered to purchase trash cans to be located in the Craig Kids Park. Current landscaping company has agreed to provide trash removal services twice a month for approximately \$160 per month. Terms and frequency would be subject to negotiation and trash cans can be removed if they become a nuisance. Upon motion by Jeannie Ambler and second by Alex Trueblood, the Board unanimously agreed to enter into an agreement for trash removal with the current landscaping company.

Land Use: A presentation was made prior to the meeting regarding proposed development at 25th & Central. The proposed structures are three-story with ground floor retail and upper floor containing approximately 46 residential rental units along with a surface lot containing in excess of 60 parking spaces accessed from 25th Street. Gather 22 is working



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to open a pizza restaurant at the northwest corner of Pennsylvania and 22nd Streets. There have been no updates on the Citizens Park development. Ana Santiago, Mayor's neighborhood advocate, offered to see if she can provide the board additional information. 24th and Delaware and 23rd and Delaware now have painted no-parking areas to improve intersection visibility.

Parkway Trees: Trees (primarily along Pennsylvania, Delaware and Talbott Streets) were previously removed through an Ash tree removal project. Roy Shawhan is working to identify potential replacement options and will report back to the Board. Roy reminded homeowners that anyone interested in planting a tree in the parkway between a sidewalk and the street, you must obtain a flora permit (as well as for any tree removal).

Arboretum: Roy Shawhan has proposed mulching and plantings (shade perennials) in the Arboretum to correct current soil erosion along Broadway Street. Roy will speak with My Lawncare (HOA landscaping contractor) for proposals and report back.

Social Committee: A chair is still needed for this committee. Anyone interested should reach out to a board member or C2 Services. A call for volunteers will be placed in the Urban Times.

Mayor's Neighborhood Advocate: Ana Santiago gave an update from the Mayor's office and encouraged all present to review her newsletter and to report any concerns to her. If a report is made to RequestIndy, Ana requests that she be provided the ticket number so she can follow up.

Financials: Homeowner dues notices will be delivered in the next week or so. Payments may be made online and are due by June 30, 2023. The board reviewed the April 30, 2023 financial report.

Other Matters: Chris Corr advised the Fall Creek Block Party will be July 28, 2023 (Friday) with a location to be determined. If the parks will be used, additional insurance will be needed. Chris spoke with Vop Osili regarding recent homicides in nearby neighborhoods. North District Commander will be on-sight at MLK park at 4:00 p.m. May 9 for a community walk to show support. Off-duty patrol services may be renewed. A new North Meridian Corridor Tax Increment Financing district abutting the Fall Creek Place TIF has been formed. TIF's are a mechanism for the City to fund neighborhood-specific projects. As a result, there may be additional projects affecting Fall Creek Place.

Adjournment: Upon a unanimous vote, the meeting was adjourned at 7:58 p.m.

Next Meeting: June 12, 2023 7:00 p.m. virtually.