



**Minutes of a Meeting
of the Homeowners Association
November 16, 2022**

Meeting Date: November 16, 2022 (Annual Meeting)

Meeting Time: 7:00 P.M.

Meeting Location: The Oaks Academy Gymnasium

Board Members Present: Rob Lime, Jeannie Ambler, Roy Shawhan & Alex Trueblood;
Chris Corr by proxy to Rob Lime

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.

Election of 2023 Board of Directors: A slate of candidates were presented for new 2023
elections. Three positions are available (replacing Crystian Alatorre and Jan Mensz who
resigned and Roy Shawhan's position is up for re-election). Candidates are: Adrienne
Brune, Christian Bowling, Molly Connor, Paula Earley, Kole Loehmer, Roy Shawhan and
John McElwee. Homeowners present elected the following for three (3) year terms:

Molly Connor
Roy Shawhan
John McElwee

Park Updates: The Park foundation is working to address current play structures in the
Craig Kids Park. They anticipate requesting financial support from the HOA to supplement
grant applications.

Design Review Committee: Roy Shawhan, chair of Design Review Committee provided
a committee update. The committee is reviewing new home construction plans for a
Habitat for Humanity home located on College. Discussion followed regarding history of
design guidelines within the neighborhood and consideration of revisions to design
guidelines.

Social Committee: The Committee is in need of a chairperson. Rob Lime reviewed the
purpose of the committee and past events. If anyone is interested in serving as the
chairperson, please email C2 Services at fallcreekplace@gmail.com

Land Use: Rob Lime gave an update on behalf of chair Chris Corr.

Development at 22nd and College (Citizens Park) has received all zoning approvals.
The Developer intends to move forward with construction in 2023. A mural has
been solicited to be installed. Public events will be coordinated to solicit input on
mural design. (Note – this property is *not* an HOA property.)



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25th & Delaware development. Encino group pulled its proposal. Indianapolis Neighborhood Housing Partnership (“INHP”) is soliciting developer proposals. The Board anticipates proposals will include affordable housing, which is consistent with INHP’s mission.

22nd Street Cycle Track. Construction is expected in 2023 to connect Dr. A.J. Brown Ave. and Capitol Ave along the south side of 23rd St.

Budget: Rob Lime & Chad Walker (C2 Services) reviewed the proposed budget with options for \$175 and \$200 annual dues. The proposed \$175 annual dues leaves a shortfall to the HOA of approximately \$10,835. A motion was made by Rob Lime to approve an increase of annual dues to \$200 per HOA lot and seconded by Alex Trueblood. All homeowners present approved with the exception of one homeowner who objected.

	2022 Budget	Projected 2022 Actual	2023 Proposal A \$175 Dues	2023 Proposal B \$200 Dues	Notes
INCOME					
Association Dues	\$72,000.00	\$ 87,000.00	\$ 79,000.00	\$ 90,000.00	2022 Collections are high due to increased collection efforts on past due amounts; Projections based on 90% payment rate plus continued collections of past due amounts.
Interest	\$ 50.00	\$ 15.00	\$ 15.00	\$ 15.00	
Other Miscellaneous Income	\$ 3,000.00	\$ -	\$ -	\$ -	
TOTAL INCOME	\$75,050.00	\$ 87,015.00	\$ 79,015.00	\$ 90,015.00	
OPERATING EXPENSES					
Management Fee	\$11,500.00	\$ 11,500.00	\$ 11,500.00	\$ 11,500.00	
Collections	\$ -	\$ -	\$ 5,000.00	\$ 5,000.00	New line item - increased collections efforts on past due amounts. Note that a portion of these costs are recouped through collections efforts.
Website	\$ 250.00	\$ 250.00	\$ 300.00	\$ 300.00	
Legal Fees	\$ 3,000.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	
Taxes & Insurance	\$ 5,000.00	\$ 5,243.14	\$ 5,500.00	\$ 5,500.00	
Admin/Copies/Postage	\$ 1,750.00	\$ 749.12	\$ 800.00	\$ 800.00	
Tax Preparation	\$ 200.00	\$ -	\$ -	\$ -	Will self prepare
Bank Fees	\$ 150.00	\$ 554.00	\$ 750.00	\$ 750.00	2023 High due to returned checks (dues payments); Increased Budget to cover online dues payments.
Total Operating	\$21,850.00	\$ 21,796.26	\$ 27,350.00	\$ 27,350.00	
PROGRAMING EXPENSES					
All Committees	\$ 5,000.00	\$ 1,500.00	\$ 3,500.00	\$ 3,500.00	
Foundation Support	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	
Total Programming	\$ 7,000.00	\$ 3,500.00	\$ 5,500.00	\$ 5,500.00	
Services & Utilities					
Historic Lighting	\$12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	
Landscaping	\$30,000.00	\$ 39,000.00	\$ 40,000.00	\$ 40,000.00	
Urban Times Delivery	\$ 2,400.00	\$ 2,750.00	\$ 2,750.00	\$ 2,750.00	
Alley Snow Removal	\$ 1,800.00	\$ 1,575.00	\$ 2,250.00	\$ 2,250.00	Anticipated increase and forecasted wet winter.
Total Services & Utilities	\$46,200.00	\$ 55,325.00	\$ 57,000.00	\$ 57,000.00	
TOTAL EXPENSES	\$75,050.00	\$ 80,621.26	\$ 89,850.00	\$ 89,850.00	
NET INCOME	\$ -	\$ 6,393.74	\$ (10,835.00)	\$ 165.00	
Capital Expenditures					
Additional Landscaping, Neighborhood Improvement Projects	\$25,000.00	\$ 20,000.00	\$ 25,000.00	\$ 25,000.00	2022 included tree removals, bridge maintenance and additional landscaping work in parks and monuments; anticipate additional tree work needed in parks and improvements to monuments
Reserves as of 11/1/2022	\$125,000				

Adjournment: Upon motion by Rob Lime and second by Alex Trueblood, the meeting was unanimously adjourned at 8:22 p.m.