



**Minutes of a Meeting  
of the Homeowners Association  
October 10, 2022**

**Meeting Date: October 10, 2022**  
**Meeting Time: 7:00 P.M.**  
**Meeting Location: Virtual (Zoom)**

**Board Members Present:** Jeannie Ambler, Chris Corr, Roy Shawhan & Alex Trueblood

**Board Members Absent:** Rob Lime

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

**Call To Order:** Vice President Chris Corr called the meeting to order at 7:02 P.M.

**Stump Removal:** Roy Shawhan gave an update on the tree and stump removal project. Additional stumps will need to be removed. Additional stumps need to be removed. The Board agreed 4-0 to proceed with the removal of the additionally identified stumps.

**Design Review:** A new house proposal has been submitted and in review pending receipt of full-sized plans.

- Roy Shawhan left the meeting.

**Park Equipment Update:** Playground area has been re-mulched. The bridge element is being repaired by the original installer. The railing at the top of the hill is under review. Signage and caution tape has been placed to warn users that they should not access the top of the hill until repaired.

**Halloween Parade:** Jeannie is working with volunteers and is in process of assembling candy. Parade is Sunday, October 30 4-5:30. If volunteers can be added, will consider adding games, etc.

- Jeannie Ambler joined meeting.

**Annual Meeting:** Wednesday November 16 7-8 p.m. at Oaks Gymnasium. Elections will be held. 3 open positions (Jan and Crystian's open positions and Roy Shawhan's expiring term) will be voted on.

**Financials:** October financials were reviewed. A draft budget will be circulated for review by the board prior to presentation at the Annual Meeting.

**Land Use:** A Tap Room may be relocating to the southeast corner of Delaware and 25<sup>th</sup> St. A review of the live-work units north of 25<sup>th</sup> St and application of restrictive covenants is questioned. C2 Services will work with the HOA attorney to resolve.



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A Tap Room wants to do a mural on the side of the building (facing 25<sup>th</sup> St.). Further discussion will need to be had regarding the HOA's position on murals and the design, given past positions. The matter was tabled for further discussion.

Chris reached out to Chatham Park Development regarding the development at 25<sup>th</sup> and Delaware. No update is available at this time. It is important to note they have not yet been identified as the developer of this land.

**Social Committee:** (See Halloween Parade above.)

**Beautification Committee:** Completed another clean-up project of Fall Creek Parkway South Drive along trail and planted new shrubbery.

**Neighborhood and Local Schools Meeting:** Working to obtain information about area schools available to homeowners along with a potential annual informational meeting. Project continues.

**Adjournment:** Upon unanimous vote of the Board of Directors, the meeting adjourned at 7:41 p.m.

**NEXT MEETING:** Annual Meeting November 16, 2022 7:00 at The Oaks Gymnasium.