



**Minutes of a Meeting  
of the Homeowners Association  
October 9, 2023**

**Meeting Date: October 9, 2023**

**Meeting Time: 7:00 P.M.**

**Meeting Location: Virtual**

**Board Members Present:** Jeannie Ambler, Chris Corr, Rob Lime, John McElwee, Roy Shawhan

**Board Members Absent:** Molly Connor, 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 7:01 P.M.

**Approval of Minutes:** Minutes of the September 11, 2023 Meeting were presented. Upon a motion by Chris Corr and a second by Roy Shawhan, the minutes of the September 11, 2023 meeting were unanimously approved.

Ambler will not seek re-election at the annual meeting. Chris Corr's term will also be ending at the end of this year as well. Three positions will be up for election at the annual meeting.

**Annual Meeting:** Wednesday, November 15, 2023 7:00 p.m. at The Oaks Academy Gymnasium. If anyone has special projects, please submit those to C2 Services. Any topics for annual meeting should be submitted to Rob Lime. Notices will be mailed to the membership.

**Air B & B:** Association attorney has advised there are no restrictions against temporary rentals except that new construction must remain owner-occupied for a period of five years.

**Review of Covenants and Design Guidelines:** Discussion of organizing a committee to review items such as Design Review Guidelines; temporary rentals; enforcement actions; landscaping, etc. in an effort to modernize existing covenants and guidelines. This would be an ongoing review to prepare a proposal to the greater membership for adoption in accordance with the existing covenants.

**Parks:** The arboretum will be trenched along the sidewalk to alleviate wash-out as a temporary fix while additional options are reviewed.

**Land Use:** Gather 22 (22<sup>nd</sup> & Pennsylvania) is nearing completion and should be opening in the near future.



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**Beautification Committee:** The committee cleaned along the Fall Creek Trail near Kessler Park on October 8, 2023.

**Social Committee:** This committee is in need of a chair.

**Design Review Committee:** Approvals of painting and solar panels were made this past month. ZMC will likely begin construction on the 2500 block of Delaware similar to homes he previously constructed in the area.

**Financials:** C2 reviewed financials and reviewed questions regarding dues collections.

**Adjournment:** Upon unanimous agreement, the meeting was adjourned at 7:43 p.m.

**Next Meeting:** Annual meeting November 15, 2023 at 7:00 p.m. at The Oaks Academy Gymnasium.