



**Minutes of a Meeting  
of the Homeowners Association  
September 11, 2023**

**Meeting Date: September 11, 2023**

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

**Meeting Location: Virtual**

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

**Board Members Absent:** Molly Connor

**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 7:00 P.M.

**Approval of Minutes:** Minutes of the August 14, 2023 Meeting were presented. Upon a motion by Chris Corr and a second by Roy Shawhan, the minutes of the August 14, 2023 meeting were unanimously approved.

**Land Use:** Representative of Chatham Development were present to give an update on the proposed development of 25<sup>th</sup> and Delaware. The structures are proposed to be brick (potential use of alternative materials on rear side of structures) and currently propose 3200 square feet of retail/restaurant space on the first floor of the north building and 2800 square feet of retail space on the south building. 40 1-bedroom and 6 2-bedroom units are also proposed across the two structures. The presentation is an initial draft of the design with modifications and improvements to come at future meetings. Various suggestions, comments and questions by board members and homeowners were entertained. Current timing estimates construction commencing 1Q to 2Q 2024 depending on a number of factors, including zoning, financing and necessary approvals.

**Annual Meeting:** The Oaks is still working to confirm an available date, which is anticipated to be November 15 or 16.

**Arboretum:** Rob Lime is working with a potential landscape designer that may be able to present a design for the Arboretum. Chris spoke with two knowledgeable neighbors, but they don't presently have the available time to assist. Upon receipt of proposals, they will be presented to the Board for review.

**Bridges:** Attention should be given to future agreements on care of bridges, including routine inspections to confirm maintenance takes place.

**Park Trash Cans:** Trash removal appears to be under reasonable control. An additional possibility is to ask for DPW trash cans to be placed for routine collection, allowing current



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trash cans to be emptied as needed. Further investigation will take place to consider this option.

**Beautification Committee:** Chris Corr advised a fall cleanup date has been scheduled for Sunday October 8, 2023 will focus on Fall Creek Trail in partnership with Keep Indianapolis Beautiful. Meeting point will be Talbott St and Fall Creek Parkway South at 9 a.m.

**Financials:** C2 provided the financial report. Budget process has begun. If anyone would like consideration given to special projects, please email those to C2 Services.

**519 E 24<sup>th</sup> St.** – Construction of the home has been in a holding pattern and is in disrepair. Ana Santiago does not have any updates, but is meeting with Business and Neighborhood Services and will provide an update.

**Adjournment:** Upon unanimous agreement, the meeting was adjourned at 8:01 p.m.

**Next Meeting:** October 9, 2023 at 7:00 p.m. virtually.