



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

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

Board Members Present: Jeannie Ambler, Chris Corr, Rob Lime, Jan Mensz, Roy Shawhan, & Alex Trueblood

Board Members Absent: Crystian Alatorre

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 Annual Meeting held November 10, 2021 were presented. Upon motion by Chris Corr and Second by Roy Shawhan, the Minutes of the Annual Meeting held November 10, 2021 were unanimously approved.

Officer Elections: The following officers of the Board of Directors were unanimously elected to serve a one-year term:

President – Rob Lime
Vice President – Chris Corr
Secretary – Roy Shawhan
Treasurer – Crystian Alatorre

Citizens Park Development (22nd and College): Eric Armstrong, on behalf of Citizens Park, presented a development update and a request of the Board to approve the currently zoned development providing for access from the adjacent alley, and not access from College as previously discussed. Mr. Armstrong advised that, due to technical errors on the part of the City County Council and Department of Metropolitan Development, the currently approved development plan does not provide for access to the development from College as desired by the developer and the HOA. In order to proceed with financing, Citizens Park would like to have support of the HOA with the currently zoned/approved plan with the understanding that Citizens Park would commit to proceeding with development only if access is permitted from College. Members of the Board discussed various options to move forward and agreed to consult with the HOA attorney for guidance.

Espero Indianapolis Development (25th and Delaware): Chris Corr discussed recently received plans for multi-family supportive housing (homeless focus) proposed for vacant lots at 25th and Delaware Streets. Many questions arose as to enforceability of recorded covenants against certain of the affected lots. All agreed to consult with the HOA attorney to determine what rights the HOA has with respect to the proposed development.

2301 Talbott Street Design Review Appeal (Garage Door Mural): Courtney Baker formally provided her verbal appeal of the Design Review Committee's determination that the painted mural on homeowner's garage door was in violation of applicable covenants and design guidelines. Members discussed various requirements of the covenants and design guidelines. This matter was tabled to the next meeting to allow the Board sufficient time to consult with the HOA attorney regarding applicable provisions of the covenants and design guidelines.

C2 Services Report: End of year financials are being finalized.

Garden Committee: Chris Corr provided an update on tree removal along Fall Creek.

Adjourn: Upon unanimous agreement, the meeting adjourned.

NEXT MEETING: February 7, 2022 at 7:00 P.M. to be held via Zoom.