

## Board Member Attendance:

<b>President</b>	Mike Simmons	P	<b>Activities</b>	John & Tiffany Buckingham	A/A
<b>Vice President</b>	Jordan Wood	P	<b>Grounds</b>	Grant Morris	A
<b>Treasurer</b>	David O'Halloran	P	<b>Membership</b>	Kelly Oreshan	P
<b>Secretary</b>	Sara Cummins	P	<b>Pool</b>	Nick Oreshan	P
<b>Clubhouse</b>	Jeff Bugher	P	<b>Tennis</b>	N/A	N/A

A quorum is obtained when at least six (6) directors are present. Seven (7) directors were present; therefore, a quorum was obtained.

## Budget

<b>Bank Account Summary</b>	
<b>Account Description</b>	<b>September Balance</b>
The National Bank of Indianapolis (checking)	\$17,435
The National Bank of Indianapolis (money market)	\$237,331
Chase (clubhouse)	\$2,702
PNC Bank (Swim Team)	\$4,572
Total Cash	\$262,040

### Budget Discussion

N/A

### Activities

N/A

### Pool

N/A

### Grounds

N/A

## Clubhouse

- Private Property signs are in place
- **Board Motion (Approved):** The board has approved pest control work (\$4850). AAA started work on Fri, Oct 18.
  - AAA will check traps daily (as required by DNR) over 10-14 days (birds and squirrels)
  - AAA will begin shoring up the holes/gaps where animals and birds are entering or can enter
  - Bat extermination has to wait until spring due to colder weather.
    - Bats are about to hibernate
    - Remediating now will likely make the situation worse
    - Bat escape tubes will be installed in Spring 2025
- Obtained an updated window cleaning quote from Northside Window and Gutter Cleaning, our preferred vendor until Blake volunteered to assume responsibility a while back. According to the documented facility manager duties/responsibilities, we must resume scheduling the vendor to do the work semi-annually. Scope of work and cost:
  - INTERIOR and EXTERIOR of all windows will be cleaned by hand. All screens will be removed, brushed, and replaced. Any loose debris found in the sills (i.e., dead bugs, spiders, bees, flies, etc.) will be brushed where necessary on DOUBLE-HUNG style windows. Any additional dirt will require a detailed sill cleaning \*CASEMENT-style windows will NOT typically be cranked open for sill cleaning. Please advise our office if this is an extra service you would like completed.: PRICE IS FOR CLEANING THE CLUBHOUSE, EXCLUDING THE APARTMENT INTERIOR WINDOWS
  - \$285 per visit (2 visits per year)
- Grounds surveillance camera system
  - quotes from 3 vendors. \$1800-\$4200.
  - Not presenting details at this time, but here are the quotes for four cameras and the monitoring hub hardware and software:
- ADT (cameras are hardwired to hub) - \$1,113 once, \$57/month for 36 months (\$2052). Total spend: \$3165
- Technology Interiors, owned by Nathan Robison, HOA member (cameras are hardwired to hub) - \$4254 One time
- SimpliSafe (camera connections to a hub are wireless) - \$1,000 one-time for a hub, door keypad, and camera purchases, plus ballpark \$800-1200 independent service vendor installation, setup, and admin training

- ADT and Technology Interiors systems are robust and provide uninterrupted recording due to the hardwiring and battery backups. SimpliSafe's system is pretty basic and would be interrupted by power and wireless outages. All three systems include mobile apps.
- Semi-annual HVAC (furnace) inspection and cleaning due in December. \$375 base price
- **Board Motion (Approved):** Resume window washing service with Northside and schedule the cleanings in Spring and Fall. Details above.
  - Contract signed 31 Oct 2024
- **Board Motion (Approved):** Post private property signs at each end of the tennis courts
  - two signs ordered on 31 Oct 2024

## Membership

- Two houses still have not been paid. A lawyer has been contacted regarding placing a lien on those homes, but the lawyer has not responded.

## Tennis

N/A

## Vice President

- Some member positions are up for re-election.
  - President
  - Vice President
  - Treasurer (David can repeat due to partial-term service)
  - Clubhouse (Jeff can continue due to partial-term service)
  - Grounds (Grant can repeat one more term)
  - Membership (Kelly can serve one more term)
  - Co-activity director (Tiffany) (can repeat one more term)
  - Tennis – position is vacant and should be filled

## President

- The board members discussed a non-member family from the Woodlands communal facilities
- **Board Motion (Approved):** The board agreed to initially issue a verbal and written warning regarding repeated accounts of antisocial behavior