

Board Member Attendance

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

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

Budget

Bank Account Summary	
Account Description	November Balance
The National Bank of Indianapolis (checking)	\$5,823
The National Bank of Indianapolis (money market)	\$217,262
Chase (clubhouse)	\$3,959
PNC Bank (Swim Team)	\$4,572
Total Cash	\$231,615

Budget Discussion

N/A

Activities

- December 19th 6:00 pm (6:30 pm Movie Start) - Movie
- December 15th 2:00-4:00 pm – Santa Visit
- Interest in organizing a euchre night.

Pool

N/A

Grounds

- Officially signed with new lake management company
- No activity this year on the dam regarding inspections
- One dam bore sample is \$30-50K.

Clubhouse and Facilities

- Security options comparison is here. [2024-Dec Surveillance camera system comparison.xlsx - Google Sheets](#)
- 2 additional private property signs ordered and received:
- Larry and Mike put one up on the tennis court fencing.
- No plans for the other sign currently
- Fall/Winter HVAC maintenance: Technician performed the work Monday 12/2. No issues.
- AAA pest control has been out several times to remove the critters in the crawl space and walls.
- The reason for all of the security measures taking place were some vandalism, rock throwing, loitering near the trash cans
- Discussion started to see if we should get a big screen TV to go above the fireplace or projector.
- 9 rentals in November
- 9 rentals in December
- Tears were noticed in the pool cover - Larry suggested that we could mark the tears and get a quote to see if we can get patches placed in, Larry will mark the tears.

Membership

- The board should determine what the dues will be for 2025.
- Emails coming back in for the following:
 - Coyotes are seen around the neighborhood.
 - Political signs were annoying someone, but the Indiana law supersedes that we can restrain people from keeping political signs in their yards, HoAs cannot do that.
 - Tennis courts are locked up for the winter to prevent vandalism/damage to the courts, but some people like to let their children wander around.
- 2024 dues are \$490 annually.
- The max increase is 5%.
- **Board Motion Approved:** Dues increased to \$514.

Tennis

N/A

Vice President

- Recruiting new board members
- Jordan decided he does not want to run for President next year.
- Jeff can fill the clubhouse position.
- President, Vice President, Grounds, Membership need to be filled.
- Jordan has a list of people that may want to participate.

President

- The HoA really has no leverage to enforce any property issues, Carmel city ordinances are the legislation that would be followed.
- A letter was delivered to the guests exhibiting antisocial behaviors.