

Board Member Attendance

President	Mike Simmons	P	Activities	John Buckingham & Sherri Zimmer	P
Vice President	Jason Minor	P	Grounds	Neil Metzger	A
Treasurer	David O'Halloran	P	Membership	Gina Mencias	P
Secretary	Sara Cummins	A	Pool	Nick Oreshan	P
Clubhouse	Jeff Bugher	P	Tennis	Catherine Taylor	P

A quorum is obtained when at least six (6) directors are present. Eight (8) directors were present; therefore, a quorum was obtained.

Open Questions from HOA Members present

HOA Members Marianne, Judy, Jennifer, and Larry were in attendance

- Marianne Cohen-
 - Questions associated with misappropriated money, the extra amount likely resulting from the type of audit needed, and the associated legal fees.
 - Mike and David addressed the excess cost of audit (it was more detailed) and legal fees (we are on retainer, so this is sunk cost)
 - Asked about the start date of the roundabout construction at 106th and Haverstick.
- Jennifer McNair -
 - The information in the email should have been shared via direct mail. Not all members have or read email. Meeting minutes are not on the website. They should be added
 - She believes there is a legal risk present from someone in the neighborhood suing the board for protecting the individual from prosecution for a felony. More transparency around decision-making should have been shared.
 - She believes this should not have been discussed in a special meeting, but rather should have been discussed
- **Action:** David will gather information on the fees for the next meeting, and the board will make
- **Action:** Michael will review the website to ensure minutes are published. Sara should publish meeting minutes if they are found to be missing.
- **Action:** The board will review actions taken and determine next steps forward in conjunction with legal counsel.
- **Action:** Jason will contact the Mayor's office to find out more information on the roundabout.

Secretary

- Board members will provide fall updates for Fall Acorn by the end of August so we can publish them in September.

Account Summaries

Bank Account Summary	
Account Description	June Balance
The National Bank of Indianapolis (checking)	\$6,231.90
The National Bank of Indianapolis (money market)	\$350,661.62
Chase (clubhouse)	\$2403.38
PNC Bank (Swim Team)	\$4572.07
Total Cash	\$363,868.97

Budget Discussion

- There was a proposal in the June meeting that other board members would review the monthly expenditures. Is this process in place and functioning? Not yet
- Judy Pipke mentioned a loan was secured to repair the dam. That could be an option moving forward.
- **Action Item:** David to investigate options available related to a loan vs a line of credit

Membership

- Membership annual dues collection is 98.8% complete, with a total of \$209,198 collected this year
- There are 5 Class A homes with outstanding balances due totaling \$7429 (which includes two properties with multiple years of unpaid dues)
- Liens have been requested through our legal team for the two properties we voted on during the last meeting
- New welcome packets were distributed to 10 new homeowners within the neighborhood.
- A total of 19 Class C members have joined this year

Activities

- Can we have a freezer/refrigerator which could be used to store activity food items for events? **Action:** John to get a quote for this and bring it back to the board
- Upcoming activities, all dates tentative:
 - Back to school 8/3 3-6 PM
 - Chili Cookoff date: tentative Oct 11
 - Pickleball Tourney Sept 9-13
 - Holiday Movie Dec 5

- Dec 13 - Santa

Pool

- Update provided about the pool repair project completed in June
- Discussed quote for the main pool replastering project
- Discussed the current issues with the baby pool. It will need some form of an overhaul. Concerns that the city will require a fence and further delay in addressing problems could lead to additional problems. Nick will explore the installation of a splashpad. Recommendation by Judy Pipke to contact Joe Winship from Kirkpatrick Management (from Woodland Springs)
- Decision delayed regarding spending \$53,420 to replaster the pool in the offseason
- **Action Item:** Nick and Mike will contact Joe Winship before bringing this to a vote. Decision needed within the next 30 days

Grounds

- Activities asked about propane tanks for the grill. Larry mentioned that they are located by the pool heater. The person who uses it should replace it and submit receipts to the treasurer.

Clubhouse and Facilities

- Surveillance System SOPs: Links to these documents will be added to both the grounds and the clubhouses' rental pages
- Surveillance system installation was completed 7/11/25. Nathan Robison advised that they (Technology Interiors) will relocate the NE camera to the rooftop to improve the view and range. The system is currently unplugged, pending completion of items 1,2,3,4 above.
- Ordered "24-hr recording in progress" signage 7/13. Will be placed where the 4 Private Property signs are currently located, as well as at the pool entrance, dam, watercraft, and bike racks. Another will be posted on the wall as you enter the clubhouse's great room.
- We ordered and received sign post support stakes for the rotted sign board post. Larry and I will install them soon. This is the priority fix for the sign. Neil will lead any efforts to totally replace the sign (because of 35+ years' worth of general wear and tear). We are investigating options and costs with Allegra (which bought SignCo, which was our current sign and also Woodland Springs' vendor).

Tennis

- The preferred contractor for the tennis court refurbishment is Howard Companies (Indianapolis, IN). The approximate cost will be \$100,000 plus a possible replacement of the fence, which previous companies quoted to be at least \$70,000. For planning purposes, the cost for the complete tear out of the court and removal of the fence will be nearing \$200K

- Mike requested more details around the fencing quote, which seems excessive. Nick suggested combining the fencing needed for the baby pool with this to obtain some savings perhaps
- Catherine is looking to change the configuration to one tennis court and two pickleball courts (like Woodland Springs)
- Judy Pipke asked if we could work with Woodland Springs to potentially utilize their courts and pool if needed during the repairs

President

N/A