

Board Member Attendance

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

A quorum is obtained when at least six (6) directors are present. Eleven (11) directors were present; therefore, a quorum was obtained.

Non-board Member Attendees Discussion

- It was recommended that pool rules be reviewed and updated annually to ensure clarity and relevance.
- A proposal was made to develop formal disciplinary action language for rule enforcement.
- A question was raised regarding the need for a special meeting to address concerns related to a specific family's access to common areas.
- A community member expressed that a special meeting would be appropriate, citing concerns that restricting guests may conflict with property owners' rights under current bylaws.
- The president shared a differing view, suggesting that allowing access to individuals who repeatedly violate rules may pose legal risks, and emphasized that the board has the authority to set rules for common areas.
- There was concern that the purpose of a special meeting may be unclear, mainly if it centers solely on voting to maintain or lift restrictions.

Treasurer

- The applicable board members have signed the spending summary

Pool

- A If we do the pool repair, it would be 10% due at signing, 30% at commencement of work (Feb 2026), and the rest due at completion (new budget year)
- The quote \$ of \$109K would be replacing the lane tile, 100% chip out, and fixing the baby pool
- 50% of chip out is \$99, and 100% chip out is \$109K

- The President's concern is that we are worried that having zero in reserves is risky
- The reason this has been brought up this year is that the baby pool is falling apart
- Alternative plan is to do the main pool (\$75K) and then hope the baby pool stays intact for a couple more years
- **Board Action and Motion:** Pool made the motion for the main pool chip-out only (\$75K); Grounds seconded it; passed unanimously.
- **Board Action and Motion:** Tennis court refurbishment. The president noted that we will bring our extra cash to approximately \$ 30,000 with these major expenses. A motion was made by the President and the Pool, seconded, and it was passed unanimously.

Grounds

- The dam report noted that we do not have an emergency action plan in place, and it is now required by Indiana code (\$9K).
- Spillway capacity analysis needs to be completed - Neil will obtain a quote for that analysis.
- We are not sure what responsibilities belong to the HoA and which households have the dam on their property. The HoA owns approximately 15% of the dam.
- Neil will get quotes from more companies for these required remediations
- Jason, Michael, and Neil will review the dam report, and once approved, it will be submitted to the State of Indiana.

Tennis

- It was emphasized that the tennis court is currently unusable and requires immediate attention.
- The estimated cost for repairs and fencing is approximately \$145,000.

Activities

- The Chili Cookout event was a success, with approximately 100 attendees participating.
- Hot dogs were generously provided by a group of neighbors at the clubhouse.
- The team proposed featuring homes with standout Halloween decorations on the community Facebook page to encourage seasonal spirit and engagement.
- The board approved the purchase of a refrigerator/freezer to support food storage needs for future community activities.

President

- The board agreed to update the pool rules before the start of the next season to ensure clarity and alignment with current needs.
- A review of the bylaws will be conducted to address issues related to disciplinary actions and the escalation process, ensuring consistency with governance procedures.

Clubhouse

- **Board Action and Motion:** Approved up to \$400 to purchase a ladder to keep at the clubhouse (The president made the motion, Jason seconded, and the motion passed unanimously)