

HOA Board July 13, 2026 Meeting Minutes

Attendance

President	Kathryn Kempson	P	Activities	John Buckingham & Sherri Zimmer	A/P
Vice President	Louis Somlai/Nick Oreshan	A	Grounds	Neil Metzger	P
Treasurer	David O'Halloran	P	Membership	Gina Mencias	P
Secretary	Sarah Hubley/Sara Cummins	P (SC)	Pool	Nick Oreshan	A
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.

President

- **BAM: Motion made (Kathryn made the motion and Gina seconded it) to appoint Sara Cummins as Secretary, Nick Oreshan as Vice President, and Larry Rich as Member-at-Large.**
- The President confirmed that electronic approval of motions and actions is acceptable if it is approved unanimously, and it should be formally ratified in the meeting

Activities

- Fourth of July Cookout was successful with no reported issues.
- Upcoming events:
 - Back-to-School Bash – August 8
 - Chili Cook-Off – October 10
- The Carmel Superintendent has offered to attend a neighborhood event in the future if desired.
 - Sherri will follow up if there is interest from the board.

Grounds

- Discussion continues regarding dam maintenance and potential financial partnership opportunities with the City of Carmel.
- **BAM: Motion approved to implement a \$50 annual boat storage registration fee.**
 - **Motion by Neil, seconded by Kathryn; passed unanimously.**
- Boat registration program and fee structure will be **implemented beginning in 2027** and included in the Acorn.
- Neil will request that all boats be removed from the storage area by year-end, preferably before the first frost.

Clubhouse

Roof and Water Damage

- Water damage and bubbling paint were discovered on the north wall of the clubhouse.
- A missing roof shingle and roof leak are being investigated as potential causes.
- Moisture and mold assessment scheduled, with a free estimate being obtained.
- Roofing contractor inspected the roof, and temporary leak repairs have been completed.

Roof Condition

- June roof inspection identified approximately \$3,250 in recommended repairs related to deteriorated sealant, flashing, and protective materials.
- The apartment/recreation room roof is in poor condition and has exceeded its expected service life.
- Estimated replacement costs: Great Room Roof approximately \$55,000; Apartment/Recreation Roof approximately \$63,000.
- Previous reports overstated remaining roof life; current assessments indicate significantly less remaining service life.
- Multiple competitive roofing estimates are being gathered before making replacement decisions.
- Insurance was contacted regarding potential coverage; roof replacement is unlikely to qualify due to normal wear and tear.

Sewer Line

- Camera inspection revealed significant blockage caused by roots and debris.
- Vendor advised that the line is approximately 80–90% blocked in one section and 60% blocked in another.
- Repair options reviewed: \$10,600 comprehensive cleaning and pipe rehabilitation; \$8,500 cleaning without cast iron pipe restoration; \$1,250 partial cleaning from both ends.
- Board consensus was that roof and water damage remediation remain the highest priority before major sewer expenditures are considered.

Additional Maintenance Updates

- Men's room urinals were cleared after a blockage caused by chewing tobacco.
- Preventive maintenance recommendations were provided.
- Ceiling fan/light fixtures in the apartment were repaired following storm damage.

Pool

- Pool update was distributed via email.
- No additional discussion.

Tennis

- Tennis and pickleball court renovations are nearing completion.
- Remaining items include fence modifications for debris removal access, backboard adjustments, installation of an additional gate, and replacement pickleball net crank.
- Safety barrier has been installed.
- Board approved release of approximately \$40,000 of contractor payment, with approximately \$10,000 remaining until final completion.
- Court reservation system is functioning and interest has been expressed in recurring tennis and pickleball events. Judy is collecting names of interested participants.
- Reminder issued that court gates should remain locked when not in use.

Access Control Discussion

- Key-fob access system proposal reviewed at an estimated cost of \$5,365.
- Alternative solar-powered options were discussed.
- Board agreed to defer decisions until clubhouse roof and water damage costs are better understood.

Path and Accessibility

- Discussion held regarding access improvements near the court entrance.
- Bridge option estimated at approximately \$14,000.
- Alternative ramp solutions will be explored.
- Project will likely be deferred for future consideration.

Treasurer

- Multi-year financial forecasting is underway.
- David and Kathryn are developing a 5–7 year outlook for major HOA capital projects and reserve planning.
- Forecast is not yet ready for board review.

Secretary

- Acorn newsletter preparation is underway.
- Andy Nest prepared a summary regarding roundabout-related topics.
- Gina submitted three articles.
- Catherine will revise her article.
- Sherri will submit an additional article.

Membership

- Two dues assessments were processed this month.
- Two new Class C homes joined the association.
- Four liens are currently being processed through legal counsel.
- Board members may request Mailchimp accounts if desired.
- Bylaw-related items remain under review.

President's Report

- Kathryn met with the Mayor of Carmel regarding opportunities to improve communication and collaboration among local HoAs.
- Discussion topics included:
 - Electronic meetings are permitted but not required.
 - Covenant amendments require approval by two-thirds of membership.
 - State legislation supersedes local rental-cap restrictions.
 - Potential reduction of Acorn publications from three issues per year to two.
 - Rising concerns regarding vehicle thefts involving electronic relay devices.
 - Reports of package and mail theft within the community.

Motions Approved

- Appointment of Sara Cummins as Secretary, Nick Oreshan as Vice President, and Larry as Member-at-Large – Passed Unanimously.
- Implementation of a \$50 annual boat storage registration fee beginning in 2027 – Passed Unanimously.