HOA Board September 14, 2026 Meeting Minutes

Attendance

President	Kathryn Kempson	P	**Activities**	John Buckingham & Sherri Zimmer	A/A
Vice President	Nick Oreshan	P*	**Grounds**	Neil Metzger	P
Treasurer	David O'Halloran	A	**Membership**	Gina Mencias	P
Secretary	Sara Cummins	P	**Pool**	Nick Oreshan	P*
Clubhouse	Jeff Bugher	P	**Tennis**	Catherine Taylor	P
Board Member at Large	Larry Rich	P			

** Nick Oreshan joined virtually for the Vice President/Pool update.*

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

Neighborhood Comment: Succession Planting Proposal

- Kelly and Kelly presented a proposal to develop a long-term succession plan for the neighborhood's mature trees as trees decline or die.
- They mapped the existing trees and property, including tree sizes and species.
- The preliminary approach favors planting smaller saplings because they are expected to establish stronger root systems.
- Planting would avoid the area around the dam to prevent conflicts with dam regulations.
- The plan is intended to create the best long-term outcome approximately 50 years from now.
- Saplings are estimated to cost approximately $3 to $5 each, with October through March identified as the preferred planting period.
- The preliminary total cost is estimated at approximately $3,000 to $4,000 over three years.
- Proposed spacing includes triangular groupings approximately 12 feet apart and other trees approximately 25 feet apart.
- The plan would use "polite trees" near the tennis courts to reduce the potential for court damage.
- Kelly and Kelly will gather quotes and additional information to develop a firmer budget.

Vice President / Pool Update: Nick Oreshan

- Nick joined the meeting virtually.
- Options for pool cover work are being investigated.
- The Venmo account was transferred to the HOA bank account.
- The cash box still contains funds; Nick will empty and reconcile it.
- The current Aquatic contract has concluded, and Aquatic will provide a proposed contract for the next pool season.
- There has been significant interest in an adults-only swim period one hour before normal pool hours for lap swimming and water aerobics.
- Nick proposed staffing one lifeguard for one hour, three days per week, at an estimated additional seasonal cost of $970.
- It was noted that, under the applicable Carmel pool requirements discussed at the meeting, a lifeguard is required while people are swimming because the pool is larger than 2,000 square feet.
- Treasurer remains the primary board position needing to be filled.

Electronic Votes

- Two electronic votes were reported.

- The south and middle roof replacement for $3, 250 was voted on virtually and ratified in the meeting unanimously.
- The north roof replacement for $32,555.39 was voted on virtually and ratified in the meeting unanimously.

Activities

- Planning is underway for the Chili Cook-Off.

Clubhouse

- Additional roof repairs are underway.
- Jeff will engage C-2-C to complete an additional sewer inspection for $199. C-2-C recommended an inspection by Hope Plumbing, which would then prepare a quote based on its findings. The new quote will be compared with the competing quote already on file.
- The sliding doors have leaked intermittently for approximately four years when certain combinations of wind and rain occur. The doors were sealed for approximately $200.
- One folding table was damaged during a recent booking. The renter's deposit is being held while the circumstances are reviewed.

Grounds

- Neil met with the City of Carmel regarding serving as a fiscal sponsor for the dam repair. The City agreed, provided it would not be held liable for related consequences.
- EPA grant funding may be available. Because the application period closed on August 31 and the HOA was not prepared to submit a rushed application, it will work with experts to prepare an application next year.
- Larry placed donated dirt and grass seed in an area affected by soil erosion.
- For an area near the tennis court, Larry asked an engineer he knows to evaluate the culvert size that may be required.

Membership

- Gina sent 10 welcome packets, and two homes were sold.
- The board plans to discuss and vote on 2027 dues at the next meeting.

Tennis

- Final vendor payments have been sent, and the tennis court refurbishment is officially complete.
- Blake and Catherine have routinely checked the courts, removed leaves, and kept the area tidy.

President

- Blake has received repeated requests from renters to arrive early or leave late, creating difficulty for Blake and Betsy in preparing the clubhouse for the next rental.
- The board will support Blake in consistently enforcing established arrival and vacating times.

Finance Update

Account	August Amount
NBOI Checking	$22,649
NBOI Money Market	$116,132
Chase (Clubhouse)	$693
PNC (Swim Team)	$5,380
Board	Continue recruitment for the Treasurer position.
Total Cash	$139,475

Items Requiring Follow-Up

Owner	Follow-Up Item
Kelly and Kelly	Gather planting quotes and supporting information; refine the three-year succession planting budget.
Nick	Continue investigating pool cover work.
Nick	Empty and reconcile the remaining cash box funds.
Nick / Pool	Review the new Aquatic contract upon receipt and further evaluate the proposed adults-only swim schedule and the $970 seasonal lifeguard cost.
Board	Continue recruitment for the Treasurer position.
Jeff	Complete the $199 C-2-C sewer inspection, pursue the recommended Hope Plumbing inspection/quote, and compare findings with the quote already on file.
Jeff / Board	Determine responsibility for the damaged folding table before releasing or applying the renter's deposit.
Neil / Dam Team	Work with experts to prepare for the next EPA grant application opportunity and continue coordination with the City of Carmel regarding fiscal sponsorship.
Larry	Obtain engineering input on the culvert size needed near the tennis court.
Board	Discuss and vote on 2027 dues at the next meeting.
Blake / Board	Consistently enforce clubhouse arrival and vacating times for renters.