

**Cherry Lake Homeowners Association**

2001 Annual Meeting

Warren Township Public Library

November 6<sup>th</sup>, 2001

7:00 – 8:30 PM

**Call to order** – The meeting was called to order by the President – Skip Donnell at approximately 7:05 PM on November 6, 2001. Brief introductory comments were made by Skip including informing all present that agendas and Treasurers reports were available on the table at the door.

**Attendance** – All present were directed to please sign the attendance sheet at the front door.

**Minutes of Last Meeting** – The minutes of the last meeting were read by Ann Jacobs. No corrections or additions were noted.

**Approval of Minutes** – Motion for approval of minutes as read was made by Joe Hofmeister with a second by Nina Donnell. Verbal call for approval was unanimous for approval as read.

**Treasurer's Report** – YTD treasurers report was read by Ann Jacobs. A copy of the report is attached to this document. Also, a proposed budget for 2002 was read and reviewed by all present.

**Approval of Treasurers Report** – Motion for approval of the 2002 budget was made by Joe Hofmeister with a second by Nina Donnell. Verbal call for approval was unanimous for approval as read.

**Guest Speaker** – Linda Rendleman – L. Rendleman & Associates – Residential Appraisals – Discussed the importance and how to have PMI insurance removed from your homeowner's loan. Several questions were fielded from the floor.

**Old Business**

**Block Party** – The block part was discussed and disappointment was expressed as to the poor turnout by the residents. An attempt will be made in early September 2002 for another party.

**Speed Bumps** – A discussion regarding the need to re-petition the neighborhood to have the City complete another evaluation of our streets for speed bumps throughout the neighborhood was introduced. 75% of all residents must agree to this proposal before the Department of Transportation will evaluate us for speed bumps. The discussion resulted with one individual vehemently announcing that he was opposed to the speed bumps. It was discussed that the main purpose of this was to minimize the possibility of a child being struck and possibly killed by a speeding car.

**IPL Issues** – Discussion of concerns of how IPL is allowing persons with ATV's, go-karts, etc to use the land behind the neighborhood as a race track. Several persons living in the neighborhood have complained of noise problems. IPL was contacted and stated originally that they did not care who used that land as long as nobody bothered their transformers. They were advised that a notice would be sent to all residents of Cherry Lake advising them that an individual was injured while on that property to feel free to contact them (IPL) to file a liability claim. I was then advised that the company lawyers would be in contact with me to help resolve this issue.

**Parking on the street** – Parking on the street is still an issue. At this time the covenants allows for very little enforcement of the parking policies. Changes proposed in the 2004 revision of the covenants will address this. An individual then asked what happens if a person has more cars than the driveway will hold. This individual stated that his drive was only big enough for two cars. He was informed that all driveways in the neighborhood were a minimum of 28'. This is always sufficient for 4 vehicles.

**Inspections** – Inspections are being completed throughout the neighborhood for violation to the covenants. Violation letters will be delivered to any individual in violation of the covenants.

**New subdivision** – Warren Pines – The new neighborhood to our East is to be Warren Pines. The lot sizes for this new subdivision are to be between 9,000 sf and 26,000 sf. Homes are tentatively to begin in the 90's.

**New Sign for entrance** – There is an ongoing project to replace the sign at the entrance to the neighborhood. This is a long-range project expected to take up to 4 years. Calls for assistance in the project were made to the floor. Sharon Tussinger stated that her husband would supply electrical supplies and labor for lighting the new sign. Thank you Sharon!!!

**Snow Plowing** – We have changed snowplowing services for this year. The biggest change will be the point at which we begin pushing snow. This year we will begin at 2" instead of the 4" used in the past. We should come out cheaper in the long run by doing this as a 2" push will take only 2.5 hours while a 4" push would take 10+ hours. Also, salt is to be applied to the front 200' of the neighborhood. Hopefully, this will cut down on sliding out into 30<sup>th</sup> street on snowy mornings. In addition to this, the company providing the snow removal will provide us with the cell numbers of the individuals assigned to this neighborhood. Personal arrangements, at the resident's expense, can be made to have driveways cleared as needed.

**Upkeep of property** – For the sake of the neighborhood and all of our home values, it is imperative that everybody makes every effort to maintain their home.

**Website** – The Cherry Lake Homeowners Association website will be on line by January 2002.

#### **New Business**

**Neighborhood lighting** – A homeowners requested that for "personal safety" reasons they felt that street lights should be installed throughout the neighborhood. A single streetlight cost the Association approximately \$150 / year to maintain. It would take at least 30 lights to adequately light our neighborhood. If we were to do this, the increase in the dues – that most people refuse to pay - would go up significantly.

**Payment of dues** – The due date for payment of annual dues has been pushed back to March 15, 2002.

**Election of Officers** – All positions were uncontested.

President – Unanimous vote – Skip Donnell

Vice President – Unanimous vote – Joe Hofmeister

Treasurer – Unanimous vote – Ann Jacobs

Secretary – Unanimous vote – Nina Donnell

**Closing Comments** – Closing comments were made by Skip Donnell thanking everybody for their support and participation at the meeting.

**Motion to Adjourn** – Motion to adjourn was called by Skip Donnell with a motion made by Bob Overton and seconded by Joe Hofmeister.

**Meeting Adjournment** – Meeting was adjourned by Skip Donnell at approximately 8:15 PM.

**Cherry Lake Homeowners Association  
2002 Proposed Budget**

<b>Income</b>	<b>If 275 Homeowners Pay Dues</b>	<b>If 192 Homeowners Pay Dues (67%)</b>
Dues	\$11,000.00	\$7,680.00
Interest Income	\$175.00	\$115.00
Advertising Income	\$50.00	\$50.00
<b>Total</b>	<u>\$11,200.00</u>	<u>\$7,845.00</u>

<b>Expenses</b>	<b>Estimated</b>	<b>Reserves</b>	<b>Total</b>
Snow Plowing	\$1,500.00	\$3,258.00	\$4,758.00
Advertising	\$100.00	\$0.00	\$100.00
Copies	\$350.00	\$0.00	\$350.00
Postage	\$172.00	\$0.00	\$172.00
Attorney Fees	\$1,000.00	\$500.00	\$1,500.00
Utilities	\$145.00	\$0.00	\$145.00
Lawn Care	\$600.00	\$0.00	\$600.00
Plants/Flowers	\$70.00	\$0.00	\$70.00
PO Box	\$48.00	\$0.00	\$48.00
State Secretary Fee	\$10.00	\$0.00	\$10.00
Office Supplies	\$150.00	\$0.00	\$150.00
Insurance	\$800.00	\$0.00	\$800.00
Sign Replacement	\$2,400.00	\$400.00	\$2,800.00
Neighborhood Block Party	\$500.00	\$0.00	\$500.00
<b>Totals</b>	<u>\$7,845.00</u>	<u>\$4,158.00</u>	<u>\$12,003.00</u>