

**Cherry Lake Homeowners Association**

Annual Meeting

Warren Central Library

9701 East 21 Street

Indianapolis, Indiana 46229

November 24, 2003

7:00 – 8:30 pm

***AGENDA FOR 2003 ANNUAL MEETING***

- I. Call to Order - President
- II. Guest Speaker – Lt. John Love, Marion County Sheriff’s Department
- III. Review and Approval of Minutes from 2002 Annual Meeting – Secretary
- IV. Financial Report - Treasurer
- V. Committee Reports
- VI. Old Business
- VII. New Business
- VIII. Election of the 2004 Board of Directors
- IX. Door Prize Drawing
- X. Adjournment

**2003 Annual Meeting Minutes**

**Call to Order** – President

Of the 275 properties, 228 are current with dues, we have 19 homeowners in attendance, not including Board of Directors (4, only 3 are voting members as only 1 member per home can vote), plus we have received 22 Proxies assigning the BOD to vote on their behalf. We have a Quorum with 44 members in person or by proxy and can proceed with the meeting as a Quorum is defined as 1/10 of the membership.

**Introduction of Board** - President

Skip Donnell, President  
Joe Hofmeister, Vice President  
Nina Donnell, Secretary  
Ann Jacobs – Treasurer

**Guest Speaker** – Lt. John Love, Marion County Sheriff’s Department, Crime Watch Representative

Lt. Love gave his “routine” Crime Watch speech as he called it. He stated that since we have had several speakers in the past from Crime Watch attend our meetings that he would like to give pointers on how to prevent crime.

- Put a “Generic” message on your answering machine or voice mail, do not advertise that you are not home. Do not give your name or your phone number. If you are an unmarried female have a male friend record your message.
- We all screen our calls, especially since we have caller i.d., this is not a good idea, many criminals will first call a home to confirm the property is empty. Most times you will get a hang-up. If you should hear a knock on your door shortly after a hang-up call, don’t open the door, call out to see who it is.
- Don’t leave your porch lights on 24 hours a day, it suggests that no one is at home.

- Curb side trash, wait if possible until trash day to set out. At least 3 people will go through your trash before it is picked up. The scavenger, the criminal and then the trash man. Don't allow yourself to become a victim of identify theft. Whenever possible shred all papers with important information about you.

After this presentation, there was a brief Question and Answer period. More suggestions on how to make your home safe.

Change the patten of timers and lights, one downstairs, one up, set timers to go off and on at different times. Attach timers to radios or televisions. Close the curtains.

#### **Approval of 2002 Annual Meeting Minutes**

- The attending homeowners reviewed the minutes of the last annual meeting. One correction was noted and the minutes were approved. Motion made by Pam Marcum, 2<sup>nd</sup> by Doug Marcum

#### **Treasurer's Report** – Ann Jacobs

The Treasurer gave a report on the vacancies in our community.

- Expenses were discussed, refer to handouts for the report of our expenditures.
- It was stated that we are unable to collect assessments on foreclosed homes, this includes the cost of Lawncare that we have experiences in an attempt to maintain the curb appeal of our community.
- The Budget for 2004 was presented and discussed, it was decided by all in attendance that a \$10.00 increase was acceptable.
- A motion to approve the 2004 Budget was made by Randy Whittington and 2<sup>nd</sup> by Bruce Long. All were in agreement.
- A motion to increase the annual assessments to \$50.00 per year as 2004 was made by Pam Marcum and 2<sup>nd</sup> by Jan Bailey. All were in agreement.

Denise Selvage questioned the expense of the website. She indicated that her spouse, Chris could provide the service at a more reasonable fee. This will be researched. However, at this time we are currently paying \$239.95 for 12 months or \$.65/day. The majority of our expenses have been in design and maintenance. All of which has been done by professionals not associated with the community.

#### **Committee Reports**

##### **Violations** – Joe Hofmeis ter

There were 17 C & R Violations distributed in 2003, most have been for Lawncare, 10 were for resolved and 7 are still pending

##### **Community Status** – Nina Donnell

We have had 10 move-ins in the past year. We currently have 18 rentals in our community

**Old Business** – President

- Snow Plowing – We will be using the same service as in 2002. As contracted last year the “push” will begin at 2” instead of the 4”. The use of chemicals at the entrance should not affect the lake, as it does not run off to the lake.
- Neighborhood lighting – We received a proposal from IPL for lighting in our community (a copy of this proposal will be kept in the file with these minutes), there is a one time fee of \$67,660.00 for installation, plus possible additional charges if additional boring is required. In addition, to the one time fee our monthly electrical service bill would be a minimum of \$1,318.35. This would of course require a greater increase in our annual assessments.
  - A motion to table this issue was made by Denise Selvage and 2<sup>nd</sup> by Jan Bailey. All were in agreement.

**New Business** – President

Amended and Restated Covenants and Restrictions drafts were mailed to all homeowners in the community, copies were provided at the meeting. The following corrections were suggested to this document as it is currently written:

- *Article II, Section 1. “Cherry Lake Section 6, Lots 133 through 161 recorded June, 1989”* will be corrected to read “Cherry Lake Section 6, Lots 133 through 161 recorded April 12, 1989”
- *Article V, “Covenant for Maintenance Assessments”* will be corrected to read “COVENANT FOR ASSESSMENTS”
- *ARTICLE V, Section 2. “By the vote of two-third (2/3) of the members of the Board”* will be corrected to read “By vote of a majority of the members of the Board”
- *ARTICLE VIII USE RESTRICTIONS, Section 12. “Motorized Bicycles, Go Carts, Mopeds, and other similar vehicles”* will be corrected to read “Powered Scooters, Go Carts, ATVs, and other similar vehicles”

**Election of Directors** - Membership

- It was agreed by the membership that Election of the Board of Directors would be held by voice vote by acclamation.
- There was a request for nominations from the floor, the following people were nominated:
  - Juan Jimenez nominated Joe Hofmeister
  - Jan Bailey nominated Nina Donnell
  - Robert Hairston nominated Jan Bailey
  - Raphael Barker nominated Juan Jimenez.
- By acclamation these people were elected to the 2004 Board of Directors, a motion was made by Denise Selvage and 2<sup>nd</sup> by Ann Jacobs. All were in agreement.

**Door Prize Drawing**

- Name for the winner of the Gift Certificate from Kroger was drawn by the son of Barbara & Randy Whittington and present to Keisha Graham. All homeowners that sent in a proxy or attended the meeting were eligible for the drawing. In addition all are eligible to participate in the drawing for “Free Assessments for 2004”, a drawing of 3 will be done in April of 2004.

**Adjournment**

- A motion was made to adjourn by Bill Robbins and 2<sup>nd</sup> by Sharon Tussinger.