

Annual HOA Meeting

Perry Lake Estates Neighborhood Association

February 13, 2024

Allen County Library

Meeting called to order at 6:03 pm by President Marilyn Petersen

Board members in attendance: Keith Nelson, Carrie Lamb, Marilyn Petersen.

Absent: James Thompson, Abby Griffiths, Matt Tappy and Jeff Tappy.

Also in attendance: Alan Brouwer and Tom Bowsma. From the Newcomb Group: Kyle Newcomb and Bill.

Eight residents were in attendance.

Eleven proxy ballots were certified.

The minutes from the 2023 Annual Meeting were approved.

Treasurer's Report:

- 2023 Review
 - Additional \$7,000 in income from Coves of Perry Lake closing their checking account
 - Income was around \$100,000 for the year.
 - Expenses incurred were mostly as budgeted. A longer summer created extra mowing expenses. Pond expenses were higher due to the purchase of two aerators. Our street lights are in the process of being gradually converted to LED
 - Questions from residents regarding 2023: Are we seeing benefits from the aerators? *Yes* Why are we still seeing scum on the ponds? *Partly due to runoff from lawn fertilizers, dumping of lawn waste, and extremely dry early spring weather. We have budgeted for some aquatic plants in 2024.* What caused the extra funds spent in Maintenance? *Tree removal \$1,500, seeding \$800 and cattail removal \$2,000.* Who takes care of the aerators when they fail? *Jones* Who do we notify if we spot a muskrat? *Send a note to TNG*
- 2024 Budget
 - Dues remain the same for 2024
 - The Budget mirrors the 2023 for the most part.
 - Our landscaping provider was purchased and renamed Uncommon Ground. The prices increased.
 - The Board continues to set aside \$5,000 each year for special projects in the future.
 - The Other Maintenance Category is a catchall for unforeseen circumstances.
 - Question was asked why money was budgeted for Social Committee when it has been disbanded. *The budget was set in November but the Committee not officially disbanded until January. Money does not have to be spent.*

A motion was made to approve the 2024 budget. Motion was seconded and approved.

Board Members for 2024 were approved as follows: Abby Griffiths, James Thompson, Keith Nelson, Carrie Lamb, Marilyn Petersen, Matt Tappy and Jeff Tappy.

Committee Reports:

Architecture: If anyone knows someone on the Board of Watersong, let Alan know.

- 23 requests were submitted in 2023. Of these, 15 were approved as typical, 6 were approved after a variance vote (mostly fencing) and 2 were denied. These homeowners chose not to pursue a variance vote. (Detached garage and storage shed). Please continue to use the architecture approval form. Question was asked about a pergola added to a home on Hammerhill Way? Was a form submitted? *This was due to a misunderstanding on the part of the homeowner and it has been corrected.*
- The above ground pool on Perry Lake has been removed.

Maintenance:

- Projects were tree removal and aerators. We are investigating what trees to replace in the common area and what 'water loving' trees to replace them with. Question was asked about the \$10,000 we received for tree planting in 2018? *We purchased and planted trees on Spencer Cove a year ago.*
- Reminder to not boat or kayak on our ponds. An aerator was disconnected last summer due to a kayak. We will put a reminder in our newsletter.

Comments and Questions:

- If you see an issue on a mailbox or public area, notify TNG.
- Why are people still parking on the streets? *Very difficult to enforce. These are considered public streets and we have limited powers. Concern is more when snowplow will be coming through.*
- There is a street light that is on constantly on Callison Court. *TNG will investigate*
- Do we have a timeline for the Coldwater Road construction? *Nothing in the near future*

Meeting was adjourned at 6:49 pm.