

## **December HOA Meeting**

### **Perry Lakes Estates Neighborhood Association**

December 13, 2021

Marilyn Petersen Residence

Meeting called to order at 5:35 pm by Allen Brouwer

Board members in attendance: Ash Odisho, Allen Brouwer, and Marilyn Petersen

Jodi Koesters attended via phone.

Also in attendance: Kyle Newcomb with The Newcomb Group

Absent: James Thompson, Tom Bouwsma

#### **Minutes from July meeting were approved.**

**Treasurer's Report and approval of Prior Financials:** The financial reports as of November 30, 2021 were reviewed and discussed.

The 2022 Proposed Budget was presented and approved. Dues for 2022 will remain at \$300.

Line item notes:

Utilities: A review and listing of the existing street lights was completed. Of these, 8 have been converted to LED with 31 remaining. The cost to convert each light is around \$400. It would cost \$14,800 to replace all of them at one time. The decision was made to convert each light when it is necessary with Shambaugh and Sons completing the work. As each light is converted, the savings in our NEREMC bill will be reflected.

#### **New Business:**

#### **Committee Reports:**

#### **Architectural:**

Nothing to report.

#### **Maintenance:**

- The 'Other' category has a proposed budget of \$2,500. We have received a quote for 8 trees to be planted on Spencer Cove in the spring of 2022 for that exact amount. We have also received a quote from Brandenberger for six 7 foot Skyrise trees to be planted in the common area. This quote is \$2,200. As the current budget does not allow for both tree plantings, the suggestion was made to allow the board to consider both options and return in April of 2022 to vote.
- Snow Removal: Kyle shopped for quotes on snow removal for 2021-22. Kraner's quote was the most affordable and the Board approved staying with this vendor.

- **Pond Maintenance:** Kyle also shopped for quotes on pond maintenance. Jones remained the best quote for our ponds going forward. Ash expressed dissatisfaction with the work they have performed in the past. The next quote was from Aquatics Management and was \$5,000 more. Kyle and Tom will meet with Jones when accepting their quote and present concerns and stipulations regarding the timing of pond checks and the cutting back or elimination of adding blue dye to the ponds. The Board approved staying with Jones as long as this discussion occurs. The report commissioned from Earthsource was presented. It contains a detailed assessment of each pond in the addition: including current vegetation, soil erosion, inlets and outlets. It also contains recommendations for each pond to prevent further erosion. Although it is the individual homeowner's responsibility to maintain the land to the water's edge, the inlets and outlets to each pond might fall to the neighborhood. The Board decided to continue to review this report over the next year to make decisions regarding this. The thought was expressed to make the findings available to homeowners for input at a meeting especially if an additional assessment would be required to complete necessary work.
- **Drainage Issues:** The standing water on Worthington Drive was determined to be caused by tree roots clogging drainage pipes in the homeowner's backyard. The remedy falls to the homeowner. Kyle was asked to follow up with the County to look at the drainage issues on Vanderbilt/Linville. The determination will need to be made where the clogged pipes are located and if it is the Association's responsibility on common property.

**Unfinished Business:**

- **Meyer's Tree Line Decision:** The decision was made by the Board that the Association bears no responsibility for the plant debris on the Meyer property. Indiana law informed the decision. Going forward, the Maintenance Committee will assess the trees annually to identify and address any structural issues. Kyle will draft a letter to be sent to their attorney and provide it to the Board for approval prior to sending.

**New Business:**

Jodi brought to the Board 2 emails we received:

- **Dated 11/4/21:** Can the street light at 1689 Boyington Court be replaced with LED bulb? The Board responded with it will be replaced with LED when the existing bulb fails.
- There is a bird nest on the streetlight at Perry Lake and Calloway. The Board will ask Tom if he can remove it.

The meeting was adjourned at 6:32 pm.