



## Minutes of the Membership Meeting

November 17, 2016

Cross of Christ Lutheran Church

109<sup>th</sup> & County Line Rd.

Crown Point, IN 46307

Meeting called to order by President, Don Plumb at 6:00 p.m.

**Members Present:** Don Plumb, Ed Kulchar, Sherri Cullom, Ted Fitzgerald, Craig Paden and Deb Mann.

### **Approval of Minutes**

**Don** asked for a motion to accept the Membership Meeting Minutes of March 16, 2016 as written. Craig made the motion, Deb seconded-vote taken; all in favor none opposed, motion carried.

### **New Board Member appointment**

Don introduced the newest Board Member; Ed Kulchar appointed to fill the vacancy until the next election to be held in March.

### **Introduction of New Developer**

Don introduced our new developer, Mr. Dave Austgen to the community, receiving a very warm welcome. Mr. Austgen's attorney, Mr. Woodward was also present and shared with the community their desire to begin immediately on improving and promoting our development. They are working on a website as well. We were informed that we should start to see some work very soon.

### **New Residents:**

Deb reported on the 8 new residents to the community. In the audience were: Dan & Lori Katich at 765 Cirque Drive, Harry & Tammie Coyle at 88 Bergamo Lane, Michael & Channel Harris at 77 Levanno Drive, Jeff & Trisha Hylek at 71 Bergamo Lane. Those not present were: Ed & Sonia Hedge at 82 Bergamo East, Chris & Stephanie Holeman at 76 Bergamo Lane, Luis & Sonia Corral at 75 Levanno Drive and Steven & Jaime DeVries at 785 Cirque Drive.



### **Legal Report**

Ted Fitzgerald gave a short legal report. He informed us that Porter County imposed a \$10.00 drainage tax for all parcels of Porter County. Due to having a conservancy district, we are exempt from that fee. He also reported that the 16 acre plot across the street from our entrance looks like it will remain as is. No further move has been made to develop it as yet.

### **Budget**

Craig reported the current financial information as of today

Income for 2016      \$38,812.00

Expenses to date    \$ 62,457.00

Leaving negative    \$(23,645.)

Checkbook bal.      \$ 90,971.00

Road fund            \$ 22,841.00 (included in Checkbook balance.)

Craig then illustrated all financial reports on the overhead projector, and explained the 2017 budget.

Craig made a motion to accept the 2017 budget Don seconded, vote taken; all in favor none opposed-motion carried.

### **Drone Policy**

The Drone Policy was discussed at length, and the general consensus was that we really have no need for such policy at this time. We may address it again if drones become problematic.

### **Open Forum**

Mr. Woodward expressed the desire to have signs and advertising abilities that may conflict with our covenants. He spoke of specific builders he is enticing with financial incentives to build a “spec” house and be able to promote it. Don explained that there a policy in place where we have allowed builders to have signs mentioning available lots. Real Estate “For Sale” signs are not permitted. However, the Developer is exempt from this covenant. It is our hope to come to



a satisfactory solution to be able to have the desired builders be able to advertise and promote their homes in our neighborhood.

Mr. Woodward also asked for access to the Guard shack for marketing and promotion. We are sure we can work this out. He also mentioned placing numbered lot signs throughout the subdivision, which will take place shortly.

He asked what were the boundaries between the HOA and the Conservancy District lots and out lots. Don explained out lots are covered by the covenants-which are the HOA's responsibility. We may if they are not maintained to enhance the property; we have the right to take care of them. Don expressed working with the Conservancy District to take care of these areas. Mr. Woodward expressed concern for the North entrance, making several changes, we are open to any ideas and improvements that need to be made. Mr. Woodward made one other observation-the mounds of dirt along one of the streets. Mr. Berta explained that the fill was needed to help with the erosion, and they were to have it spread out and evened out hopefully very soon.

A resident asked if there were any specific areas within the neighborhood designated for family recreation (parks, etc.) The developer assured us they are looking into this and working on it.

The subject for fencing was discussed. Many residents are concerned about pets, and children and safety issues. Don explained that fences are not an HOA Policy; it is strictly prohibited by the covenants. The exception to this rule is a pool, and then you are permitted to have a fence-which must be approved by the board. No privacy fences are permitted. This is clearly stated in the covenants, and should have been a warning to those who wished to have a fence before deciding on this community.

A resident is concerned for unleashed animals in the neighborhood. This has been an issue before and we cannot make some pet owners cooperate. It is a County Ordinance that animals are to be leashed when walking and under control at all times. This also brings up another annoyance-Pet Waste. There have been many e-mails to the community about this issue, and please be aware that if any resident observes you not taking care of this pet waste, you can be fined \$50.00. Another resident questions hearing gunfire behind the subdivision. There are many areas which may be designated for shooting range. It is not our property, so we may not interfere. Another resident suggested that all residents realize their ability to contact the Sherriff's Office with concerns.



A resident asked Mr. Austgen about square footage requirements with the new homes. Mr. Woodward explained that they are looking at every aspect of this development. He understands the current requirements; however, if they feel inclined to better the development by increasing the requirements, they want to pursue this. An amendment of the covenants may be necessary. Craig explained that changing the covenants is a major effort. So in that light we need to possibly changing the covenants in other areas as well. This will require a committee to help in that endeavor. If you have any suggestions, please feel free to give us your ideas. We would like to change several things, not just square footage requirement. It is a very costly and time consuming effort. We received several volunteers to serve on that committee.

Discussion on requirements for serving on the board. Willingness to serve is the first one. There will be an election in March, if anyone is interested. There will be an e-mail to the community notifying of the election.

Ed Kulchar made a motion to adjourn at 7:30 Craig seconded-vote taken; all in favor none opposed, motion carried.

Respectfully submitted,

Deb Mann, Secretary