



Minutes of the Membership Meeting

November 8, 2017

Cross of Christ Lutheran Church

109th & 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, Craig Paden, Deb Mann and Attorney Ted Fitzgerald.

Approval of Minutes

Don made a motion to accept the Membership Meeting Minutes of March 16, 2017 as written. Craig seconded-vote taken; all in favor, none opposed, motion carried.

New Residents:

Deb reported on the 4 new residents to the community. Mr. & Mrs. Azzam at 78 Bergamo Lane, Mr. & Mrs. Lomax at 792 Cirque Drive, Nick Kaczmarczyk at 89 Eskir Lane and Jeff Porter and Kathleen Sigo at 757 Medwin Way. Also two new lot owners; Snezana Tants at 68 Morena Terrace and Mr. & Mrs. Michael Koetteritz at 60 Morena Terrace. None were in attendance.

New Developer Report:

No one in attendance.

Legal Report:

Ted Fitzgerald gave the Legal report and update. No litigation needed at this time, things are going well, and more development is beginning to happen. The board asked Ted to discuss the topic of Commercial Vehicle Parking. He asked the community to express their feelings on this matter.

Budget

Craig reported the current financial information as of today

Total income received YTD	\$36,715.12
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Total expenses YTD	\$62,919.87
Income less expenses YTD	(\$26,204.75)
Checkbook balance	\$114,924.49
Road fund balance (included in checkbook balance)	\$42,742.67
Construction deposits (included in checkbook balance)	\$3,000.00
Total outstanding HOA invoice balance	\$3,274.00

Craig then illustrated all financial reports on the overhead projector, and explained the 2017 income and expenses. Craig then made a motion to accept the proposed 2018 budget, with no increase in dues: Deb seconded; vote taken- all in favor none opposed, motion carried.

A resident inquired of the lighting expense, being divided into two separate projects in order to keep from bringing the expense to the community for approval. Ted explained that it was not just a replacement project, but a needed repair. They were two separate projects altogether. Many of the lights on top of the wall had not been functioning in years. To replace what was there was indeed much more costly than what was done. It was treated as 2 separate projects- one for repairs to the entire light system, and the second project was the interior lighting in the trees just inside the gates. The developer had requested we place the lights in the trees, he liked the idea. Then it was revealed to the residents that our developer did in fact make an investment on the interior lights, as he forgave the debt owed to him for removing the pool and basketball court from the foreclosed property, which amounted to approximately \$4,200.00. Ted confirmed that we were completely justified in making the improvements that were made.

Open Forum:

A resident asked about the flagpole lighting. We think the landscapers who put in all the new plantings must have cut some of the wires as they have not functioned since that time. We are in the process of repairing that as well, and will attempt to get reimbursed by the developer for this matter.

Another resident mentioned the dirty keypad at the entrance, and its irregularity. We know this is a problem, Craig has mentioned we need to replace the existing Keyboard.



A resident mentioned additional security at the front gate. A possible “arm” inside the existing gates, when they are open during the day. The security concern is due to the recent car break-ins. It was also mentioned that a security guard is present 24/7 at the Lake of the Four Seasons neighborhood, and the police tell us that the same activity is happening there. We just must be diligent in locking our vehicles if they are left out overnight.

Craig mentioned that our garbage company, Republic Services is now offering an electronics recycling service for cleaning memory from computers, printers, etc. before safely recycling them. If a member is interested in paying for their service, please contact Craig for more details.

Speeding was mentioned during the meeting as well, and totally disregarding stop signs. We will consider another set of speed bumps for the spring.

Another resident would like to present our developer with a “wish list” of items for the developer. Frustration was also expressed at the lack of maintenance of the entrance area and the plantings which have died and still remain, as well as the lack of mowing and keeping weeds down. We were assured by the developer’s representative that they would maintain the corners that they had planted.

Sherri will keep an eye out for any workers on the foreclosed home, in an effort to clean it up. She thanked members for their ideas to now move forward to improving the neighborhood.

A resident asked for volunteers to help with the FWCD areas they are going to clean-up/repair. The date is Saturday, November 18th 8:00 a.m.-meet at the area between the lakes.

Craig made a motion to adjourn at 7:45 p.m. Ed seconded; vote taken-all in favor, none opposed-motion carried.

Respectfully Submitted,

Deb Mann, Secretary