



Minutes of the Membership Meeting

November 14, 2018

Cross of Christ Lutheran Church

109th & County Line Rd.

Crown Point, IN 46307

Meeting called to order by President, Sherri Cullom at 6:00 p.m.

Members Present: Sherri Cullom, Craig Paden, Brian Woodward and Attorney Ted Fitzgerald.

Members Absent: Deb Mann, Ed Kulchar

Approval of Minutes

Sherri asked for a motion to accept the Membership Meeting Minutes of March 14, 2018 as written. Craig made the motion, Brian seconded-vote taken; all in favor, none opposed, motion carried.

Developer Report:

David Woodward reported on the progress of the north end entrance. The new gate house is almost finished and electricians are tying up their loose ends. There were a couple of delays, involving obtaining further approvals for the lighting from the County as well as the gates being back-ordered, however the gates are in and now the keypad will be installed as well. The target date for completion of the north end entrance is Jan 1, 2019.

Another report was given concerning the Cottage Homes. The zoning change was approved, but there were some concerns over drainage in that area. DVG has submitted a plan to handle this issue and are waiting for approval. Residents' questions were welcomed. One resident inquired why the gates were placed where they were. It was explained that the plans were given to the county with a "de-acceleration" lane and the county did not think that the "stacking" of cars would present a problem. When we eventually build out, of course the situation will have to be re-visited. Another resident inquired whether or not the gates will be closed all the time, Craig explained that the board has not addressed that issue yet, but several



residents liked the idea of them being closed all the time. Original discussion with Johann were to include the keypad system, however there are some upgrades needed. We will discuss this at a later time. The agreement was made by the Developer to install new gates and clear up that north entrance, after this is complete, it will be up to the Home Owner's Association and the community to work out all the details. The developers are looking for a very similar year as far as sales go, they received an offer on a lot right before the meeting, and the possibility of another offer next week. They have received 5 or 6 deposits for the Cottage Homes, and as soon as the weather breaks a Model Home will be constructed to show what is available, then they will proceed with the remaining 5-6 homes. Their estimation of new homes by the end of 2019 is 50.

NEW RESIDENTS: Brian Woodward introduced the new residents and lot owners: Pavel Kostaske, Mirko & Izabella Bebekoski, Regina Blair, and Juliane Mikhael, Steiner Homes, Jason Spasoff & Andrea Klein, Eric & Jessa Jorgensen, Delta Real Estate Development, Danny Schmidt, Ron & Angie Loving, James & Sara Richter, Keith & Nicolette Kilby, and George and Sara Weber. Welcome to all.

Budget

Craig reported the current financial information as of today

General Account total income received YTD	\$40,223.31
General Account total expenses YTD	\$65,604.83
General Account income less expenses YTD	(\$25,381.52)
General Account checkbook balance	\$145,787.16
Road fund balance (included in G. A. checkbook balance)	\$49,502.75
Construction deposits (included in G. A. checkbook balance)	\$4,000.00
Total outstanding HOA invoice balance	\$2,950.67



FWHOA Special Events Checking balance	\$305.74
FWHOA Special Events income received	\$8,037.35
FWHOA Special Events expenses	\$7,731.61

Craig then illustrated the YTD financial reports on the overhead projector, and explained the 2019 budget.

After questions and explanations, Craig made a motion to accept the 2019 Budget as proposed- Brian seconded; vote taken-all in favor, none opposed, motion carried.

Open Forum:

A resident inquired about the cameras at the entrance. Sherri explained that when the lighting was changed up front the existing lights were removed. We have obtained some quotes for additional lighting there to accommodate the camera's better. We will also have cameras installed at the North Gate.

Another resident expressed the desire to keep the landfill from construction, here in the neighborhood. All were in agreement, however the developer would like to inspect this landfill and suggest where it is deposited.

A resident dropped off a form to Deb Mann for an alternative place for our Membership Meetings which she believes is free to the community. We will check this out.

Craig made a motion to adjourn at 6:55 p.m.-Brian seconded; vote taken-all in favor, none opposed-motion carried.

Respectfully Submitted,

Deb Mann, Secretary