

Sunflower Gardens Home Owners Association
LGI Room, Summit Elementary School
Annual Meeting Minutes – October 14, 2014

HOA board present: Dot Hufford, Chuck Malooley, Armelda Mayfield, and Anita Westerhaus

HOA members present in person: Howard & Kathryn Theis, Ruth Holman, Linda Sherwood, David & Janet Kaufman, Donald Westerhaus, John & Annette Roby, Mary Penzien, Leonard & Melinda Kelley, Betty Jehs, Bill Holdeman, Charles & Susan Wier, Greg & Donna Lobdell, Gary Arvin, Lynn Hufford, Hannah Block, Tim & Edda Callahan, Bill Mankins, Juli Enzinger, Clint Fish, Chuck Malooley, Bill Slowey, Chris Hahn, Charles & Carol Wise, and Mary Jane Pennington

HOA member represented (by proxy): Sally Pearson (Kathryn Theis), Martin & Sandy McCormick (Board of Directors), Nisha Gupta (Linda Sherwood), Sue Bridgwaters (Don Westerhaus), Emily Metzgar (Armelda Mayfield), Dan & Anna Hewitt (Leonard Kelley), Margo Reyes (Board), Evelyn Griffith (Board), Nancy Hawkins (Board), Mona Mobley (Charles/Carol Wise), and Terry Fink (Charles/Carol Wise)

Others: James Eiermann, Leasa Siscoe, and Miranda Mann, of Jamar Property Management

Call to Order: President Dot Hufford called the meeting to order at 7:02 P.M. Board members introduced themselves.

Proof of Notice of Meeting: Notice of Meeting was sent by email and the USPS on Sept. 29, 2014.

Confirmation of Quorum: 23 homeowners present in person; 11 homeowners represented by proxy.

Motion to accept minutes of 2013 Sunflower Gardens Annual Meeting minutes: Leonard Kelley
Seconded: Tim Callahan
Passed

Financial Report presented by Leasa Siscoe:

- Community has reached build out with 45 units.
- Reviewed 2013 dues and budget.
 - lawn care expenses
 - insurance premiums not part of annual dues; pass through expense from homeowner to Jamar to FIG.
 - management expenses.
- Howard Theis asked question about delinquencies in dues and insurance payments. Leasa replied that there hasn't been a significant problem in 2013 or 2014. Community By-Laws were amended in 2013 stating that an 18% late fee can be assessed.

Motion to Accept Financial Report: Carol Wise
Seconded: David Kaufman
Passed

Presentation of 2014 Budget:

- Dues remained the same.
- Lawn care expenses have run a little more than budgeted. More rain has necessitated more mowing. Due to budgetary reasons, have cut back on mowing as weather has cooled.

Projected 2015 Budget:

- Options presented based on lawn care costs:
 - Option 1 – remain with current lawn care company, Indiana Turf, with increased mowings and costs.
 - Option 2 – contract lawn care with Greenscapers.
 - Option 3 – contract lawn care with Indiana Turf and weed control with Greenscapers.
 - Both companies are agreeable to dividing the contract.
- Discussion:
 - The topic of mole control was raised.
 - Individuals with more concerns about weeds can pay for extra weed control.
 - The topic of areas that should be mulched was raised. Lawn care company should be mulching areas installed by the contractor at the time of construction. Some residents said this was not being done. (David Kaufman)
 - Observations made that current lawn care company has not been applying weed control in all property areas. (Carol Wise)
 - Question raised about the difference in weed control as applied by Indiana Turf and Greenscapers.
 - Some homeowners choose to not have mulch applied due to health reasons. (Linda Sherwood)
Question raised about what happens to that unused mulch. Is the HOA paying for mulch that isn't used? Need to find out how many units are opting out of mulch. Should the contract be adjusted to reflect this? Topic to be raised in a survey.
 - Several comments made about ineffectiveness of weed control as being applied currently. Back yards don't seem to be treated.
- Motion to accept Option 2: Linda Sherwood
Seconded: Susan Weir
Failed to pass.
- Further discussion:
 - Question raised about deciding on dollar amount to be budgeted for lawn care or deciding on a particular lawn care company.
- Motion to budget up to \$691 per year per unit for the Board to spend with the best service provider available: Don Westerhause
Seconded: David Kaufman, Bill Mankins
Passed
- Point raised that it is the homeowner's responsibility to let lawn care company know if they are not satisfied. (Melinda Kelley)
- Point raised that if work done is unsatisfactory, vendor should come back to do the job again. (Greg Lobdell)

- Other budget options: no action taken

- Meeting attendees asked to inform Board of any concerns and to complete and return surveys when they are sent out. This is the only way the Board knows what needs to be addressed to maintain the quality of Sunflower Gardens as a community.
- Meeting attendees were assured that all efforts were being made to keep budget at lowest level possible.

Election of 2015 Board:

- Nominations received:
 - Chris Hahn
 - Donna Lobdell
 - Tim Callahan

- Anita Westerhaus
- Howard Theis
- Motion to close nominations: Ruth Holman
Seconded: Leonard Kelley
Passed
- Thanks offered for past service to old board, for future service to new board, and for ongoing service to Jamar.

Introduction of Design Committee:

- Tim Callahan
- Carol Wise
- Helen Feng
- Committee report:
 - Any exterior changes to a unit need to be submitted to the Design Committee for approval before any work is done.
 - Application form needs to be submitted.
 - Two approvals were given in 2014.
 - City expected to install street lights in about a year to a year and a half.
 - Jamar will email Design Committee approval form to homeowners considering exterior changes to their units.

Survey Results:

- Sign up list available for community directory.
- Sign up list for interest in snow removal referral.
- Sign up list for interest in power washing referral.
- Attendees asked to sign before leaving the meeting.

By-Laws:

- Question raised about whether realtors are getting copies of By-Laws for prospective buyers.
- Homeowners asked to notify Jamar if they need most recent By-Laws.

Motion to adjourn meeting: Don Westerhaus

Seconded: David Kaufman, Bill Mankins

Passed