

SUNFLOWER GARDENS BOARD MEETING

Date: August 16, 2016

Location: Cathy Larson home

Sunflower Gardens Homeowners Association (SGHOA) Board of Directors meeting

- Called to order at 7:03 p.m. by Tim Callahan.

Attending:

- Board Members: Tim Callahan, Donna Lobdell, Don Westerhaus, Cathy Larson
- Jamar Property Management Representatives: James Eiermann, Tonya Newlin
- Guests: Evelyn Griffith, Mary Jane Pennington, Carol Wise
- Absent: Bev Malooley

Review of May Meeting Minutes:

- After short introduction, there were no questions, comments or changes.
- Motion made by Cathy Larson to approve minutes, seconded by Donna Lobdell, all voted in favor. Motion approved.

Financials:

- Tonya Newlin passed out May-July Financials for review, and discussed.
- Ms. Newlin pointed out that an interest-bearing savings account has been established and funds from checking were transferred into savings until needed.
- Motion made by Donna Lobdell to approve financials, seconded by Cathy Larson, all voted in favor. Motion approved.

SGHOA Bylaws and CCR issues to be dealt with at Annual Meeting:

- Mary Jane Pennington discussed defects in the original construction of her deck and asked about SGHOA or insurance reimbursement for her repair expense of approximately \$400. Her request for payment was not approved, citing current SGHOA governing documents, i.e. the Bylaws and the Covenants, Conditions and Restrictions (CCR) rules and past and present Board policy.
- Evelyn Griffith and Carol Wise talked about their concerns about continuing drainage problems behind their homes caused by recent heavy rains, the cost of taking down trees, and the need to create more effective drainage channels around the SGHOA Subdivision. Carol indicated that her interest is in having the Board build a plan of action for a permanent solution and to manage its implementation.
- James Eiermann has talked with both engineers and contractors who might work on whatever solution is determine, but indicated that the ones he has consulted are reluctant to try to fix the drainage problem, which they felt will be difficult and expensive.
- Tim Callahan talked about his work with the City and School officials regarding water management. He has collected copies of all SGHOA engineering drawings that were part of the SG Plat approvals filed with the Monroe County Recorder. He was also able to determine that, contrary to previous suggestions, there appears to be no water management reservoir under Summit Elementary School grounds.

- A lively discussion ensued about possible remedies and about Board members' work to discover possible solutions.
- Don Westerhaus explained the Board's intention to propose amendments to SGHOA Bylaws and CCR at the annual meeting. There are two parts to the proposal. The first involves wording changes to both documents based on new Indiana law that became effective in 2015. The second involves wording changes intended to clarify currently ambiguous language pointed out by the SGHOA attorney and intended to strengthen Board and Design Committee ability to help residents solve issues such as drainage.
- Copies of the proposed amendments will be mailed to all Owners within a few days of this meeting, to allow all the opportunity to study them closely before the annual meeting.
- Voting on these proposed amendments will be by secret ballot at the annual meeting.
- Motion was made by Don Westerhaus to proceed with the amendment process at the annual meeting was seconded by Cathy Larson. All voted in favor. Motion approved.

Neighborhood Watch:

- Final activities related to establishment of a SGHOA Neighborhood Watch program was discussed.
- Don Westerhaus provided information on the lengthy process to get City approval to post a Neighborhood Watch sign at the entrance to SG area, and provided a copy of the signed agreement with to finalize the process.
- Jamar reported that an approved sign has been ordered and is ready to be picked up and delivered to the City for installation. Jamar will handle that process.

Problems at 1417 Petal Court:

- It was reported that the single unit building at this address has been foreclosed due to non-payment of the mortgage, and is set for Sheriff's sale this week.
- The sale is scheduled at 10 a.m., Friday, Aug 19, at a City office at 214 W 7th Street.
- Both James Eiermann and Tim Callahan are planning to attend.
- James Eiermann reported that it is unlikely that SGHOA will be able to collect on its lien on the property for non-payment of back SGHOA dues.

SGHOA Website:

- Tim Callahan reported on his work to create an SGHOA website.
- The site will be ready to become active in about a week, and will be hosted by Jamar on its server site.
- Motion made by Don Westerhaus to approve "going live" with the website, seconded by Donna Lobdell, all voted in favor. Motion approved.

Annual meeting:

- The Board discussed finalizing the date for the SGHOA annual meeting.
- Jamar was authorized to contact Summit Elementary about availability of space at 7:00 p.m. on either Wednesday, Oct. 12, or Tuesday, Oct. 18.
- A computer project will be mandatory for this meeting, so that Bylaws and CCR amendments can be clearly explained.
- The Board determined that a brief questionnaire would be sent immediately to all residents to gather input on other issues that need to be covered at the meeting.
- Two new Board members will need to be elected at the meeting.

Design Committee:

- Tim Callahan reported that Terry Fink has obtained approval from the Design Committee to plant additional trees in the area around his home. The trees to be planted were determined in consultation with the City arborist, to ensure their suitability to the Bloomington area.
- Tim also mentioned complaints expressed by some homeowners to the Design Committee about updating outdoor lights on their homes. It was felt that the current lights are showing their age.
- A discussion ensued as to whether all outdoor lights within SGHOA should be identical. The Design Committee will accept proposals and determine how to proceed.
- Consensus by the Board was that SGHOA should perhaps allow new but similar light designs around the Subdivision but that lights should be identical on both sides of the same building.

Picnic

- The annual SGHOA picnic is set for 4-6 p.m., Sunday, September 11.
- The picnic will be at the home of Charles and Susan Weir, 1554 W. Petal Court.
- Susan has agreed to send "save the date" invitations to all Owners.

Newsletter:

- Board discussion determined that an SGHOA Newsletter is due, and should be ready for Jamar to mail by Thursday, Sept. 1.
- All Board members will provide articles to Tim Callahan for inclusion, including
 - Annual meeting with reminder of rules for proxies.
 - Neighborhood Watch and signage.
 - Website
 - Picnic
 - Invitation to Owners to stand for election to serve on the Board

Motion to adjourn was made by Cathy Larson, seconded by Donna Lobdell, all voted in favor. Motion approved. Meeting adjourned at 8:33 p.m. DRAFT of minutes of Aug. 16, 2016, Board meeting to be provided to all Owners by Jamar.