

Country Walk Homeowners Association, Inc.
Annual Meeting
November 1, 2006

1. Board members present were Matt Serd, Tony Perkins, and Anne Troyer. Lee Geupel and Kevin Drew of Kirkpatrick Management Co., Inc. were also present.
2. The meeting was called to order at 6:51 pm, with a quorum of 15 reached after calling more homeowners to attend or submit a proxy.
3. A motion was made by Ed Combs, seconded by Ken Christy, to waive the roll call.
4. The 2005 minutes were reviewed, and one correction was made to item #7 to change the word "unit" to "until." The minutes were accepted as amended, moved by Ed Combs, seconded by Rob Groff.
5. Delinquencies were reviewed. Currently 9 homes have not paid annual dues, and 5 of the 9 were also unpaid in 2005. Contingency money has been used to file liens against 3 homes. As this hasn't prompted payment, finances will be reviewed at the end of the year and if sufficient funds are available, these 3 will be filed in small claims court. Lee Geupel explained that 10% delinquency isn't unusual in single family neighborhoods right now, considering the economy and Indiana's status as the highest rate nationally for bankruptcies.
6. The 2007 proposed budget was reviewed. Annual dues would increase \$10.00 per home to \$230.00 per year. The budget is based on the assumption that 8 homes will not pay. Kirkpatrick's fee would increase 3%, which is their minimum annual increase. Kirkpatrick's fee has not been increased since 2005. Landscaping costs would increase 3-4%, mostly due to higher fuel costs. Insurance cost dropped slightly, and pond maintenance fees remain the same due to a long-term contract. A motion was made by Ken Christy, seconded by Ed Combs, to approve the budget.
7. An election for board members was held. Matt Serd had been serving as the sole board member since Gene Hilger and Cathy Strole have moved out of the neighborhood, and no owners had volunteered to serve at the 2005 annual meeting. Tony Perkins and Anne Troyer had contacted Matt to volunteer, and Matt had previously appointed them to the board. As no other owners volunteered to serve, Tony and Anne were elected unanimously, moved by Ed Combs, seconded by Michael Whitis.
8. New business items
 - Maintenance of common areas
 - As there was no communication this year regarding community weeding days, little to no weeding was done over the summer.
 - The signs around the pond at the north end of the neighborhood which give notice that no swimming, etc. is allowed have been repeatedly vandalized and need to be replaced. Rob Groff volunteered to convert the one existing sign to a material that could not be vandalized.
 - Rob Groff volunteered to tear out old landscaping and re-plant, with the help of other volunteers. Rob also offered to organize volunteer labor to re-stain the gazebo if the association could provide the stain.
 - An owner asked about the lack of drainage near the neighborhood sign at Hornaday and Tilden, and suggested that the town should be contacted to discuss the problem.
 - Donna Bonne asked about the area behind her home where the rip rap is covered in weeds, whether this is up to the homeowner or the association to clean up.
 - There was a discussion regarding the poor attendance at annual meetings, and the difficulty in reaching a quorum. Board members had passed out printed reminders to all homes on October 31, yet this did not improve attendance. Ken Christy suggested placing signs at both neighborhood entrances announcing the annual meeting.
 - The board plans to return to producing quarterly newsletters, which will improve neighborhood communication and involvement.
 - The neighborhood's web site is in the process of being updated (www.countrywalkhoa.net).
9. A motion to adjourn was made by Ken Christy, seconded by Ed Combs. The meeting adjourned at 7:30 pm.