

Highlands Subdivision HOA Special Meeting
July 12, 2017 -- 6:30-8:00 PM -- 2001 S. Rogers Street -- Bloomington, IN 47403
Minutes of the Meeting

I. Roll Call (Check In)

Dave Thornbury & Geri McInerney of Tempo Properties conducted check in. Homeowners signed in, were verified against a list of submitted proxies, and received an agenda and a ballot to vote for Board of Directors in the event a Quorum was obtained. Homeowners proceeded to another table to create nametags and then completed non-required fun activity stations if they chose to prior to being seated.

II. Proof of Notice of Meeting

Geri McInerney provided official Proof of Notice of Meeting as required.

III. Reading of Minutes from Last Meeting.

No minutes were recorded or available.

IV. Status Reports/Follow Up on Previous Meeting Items

No reports/follow up items were recorded or available.

V. Announcement of Proxy Holders

Proxy holders were Announced and introduced. Proxy holders were Mary Ann Williams, Richard Torstrick, and Adam Blazak.

VI. Verification of Quorum Reached

Geri McInerney provided an official count of attendees and proxies. A quorum of 60% of homeowners in good standing was required, or a total of 224 proxies/attendees. A confirmed final count of 258 attendees/submitted proxies was verified, therefore quorum was reached.

VII. Election of Board of Directors

- a) The current Board of Directors candidates were announced. Candidates present were Mary Ann Williams, Adam Blazak, and Cindi Livingston. Candidates not present were Lucas Weeks and Davorin Skender. Each present candidate gave a brief self-introduction. Mary Ann Williams also gave a brief introduction of the candidates not present. Volunteer Richard Torstrick also spoke on behalf of Lucas Weeks and Davorin Skender, reiterating that they were unable to attend due to commitments made prior to their standing for candidacy and this should not be construed as a lack of interest or effort.
- b) The floor was opened for additional candidate nomination/self-nomination. No further candidates were nominated.

- c) Homeowners and proxy holders were asked to cast their votes on the provided anonymous ballot and then place them in the ballot box. The ballot box was monitored and votes counted by Geri McInerey.
- d) The final vote was 258 in favor of the electing the five candidates for the Board. The designated proxy count was 222 and 36 votes were cast by in person ballot.

VIII. Adjournment of Official Business

The Board of Directors was announced as duly elected. The Official Business meeting was adjourned at 7:15. Homeowners were invited to remain for an informal discussion if they wished to stay.

IX. Informal Discussion

- a) Mary Ann Williams and Richard Torstrick discussed the hard work of volunteers in efforts to distribute information and encourage participation leading up to the Special Meeting. The help and efforts of volunteers was recognized and appreciated.
- b) Dave Thornbury from Tempo Property Management was formally introduced and participated as appropriate. He briefly discussed relevant issues as they arose.
- c) The floor was opened to homeowners to bring up questions and concerns. Various issues were brought to the attention of the board and were noted for further research and review. Brief notes were taken by Adam Blazek as well as listed “Parking Lot” style in front of the room by a volunteer homeowner. Noted issues:
 1. Attorney (also discussed separately, see item f)
 2. Parking too many cars on the street, dangerous
 3. Sign for East Entrance, “The Highlands”
 4. Solicitation allowed-No. Possibility of signs/placard at entrances?
 5. Common Area-Drainage Field-Needs Mowing
 6. Connect subdivision sidewalk to walking trail near Rockport entrance; follow up with County
 7. Post minutes on-line (ensure website functional)
 8. Website link for new homeowners/Highlands HOA information for new homeowners. Dave Thornbury discussed that while it is the responsibility of realtors/closing officers to provide new homeowners with Highlands HOA information and provide property management with notification of new homeowners, the process does not always perform as expected. What can we do to help follow up and ensure notification to new homeowners?
 9. Playground/tot lot needed
 10. Note in news (website, newsletter)-Courtesy information i.e. utilize grub treatment and secure pet food to help prevent attraction of wild animals such as skunks

11. Snow plowing-confusion on responsible parties and funds designation. Not kept up sufficiently by county.
 12. Rules for Non-Compliance: HB rules, Property Management Review, Follow up process.
 13. Speed Bumps on Wickens requested. Volunteers to investigate: Aaron Goldin, Joe Morrow, Jon Brauer, Tanya Cox-Endris
 14. HOA rules not clear: garden restrictions, too many animals. Inconsistent enforcement.
 15. Absentee Owners: enforcing compliance
- d) The importance of volunteer efforts for items such as Compliance Committee or other committees and tasks was discussed. A volunteer interest sheet was passed around the room for homeowners to note their information.
- e) It was noted that various issues needed to have further review and follow-up. The Board expressed the need to prioritize for the benefit of all. It was discussed that compliance issues had suffered through a lack of follow up in the past and that would be considered when addressing issues.
- f) Board Members Adam Blazak and Mary Ann Williams discussed the importance of appropriate advice from a knowledgeable attorney and stated additional contact may be pursued with attorney Scott Tanner. It was noted that they/we had been given incorrectly formatted documents that were therefore null and void by a previously assisting attorney.

X. Dismissal/Close of Informal Business

The meeting was dismissed at 8:00pm. After homeowners departed, the Board Members present briefly discussed the need for a Board meeting in the near future and confirmed they would communicate and schedule this promptly.

Minutes submitted by: Cindi Livingston July 15, 2017

Minutes approved by: Mary Ann Williams July 18, 2017

Adam Blazek

Davorin Skender

Lucas Weeks