

Brookfield Heights Homeowners' Association Board Meeting Minutes
Comfort Suites Meeting Room, 31 Frontage Road
May 6, 2025

Board Attendees: Ed Butler, Kim Carlson, Jo Ellen Horton, Sharon Byrd, Angela Felkey, and Angie Curtis

Board Members not in attendance: Matt Curtis and Randy Rottler

Homeowners in attendance: Jeff Krueger, Mary Corwin, and Rick Wellner

Reading of Minutes:

Minutes presented from the April 2025 meeting.

Motion and second made to approve minutes from April 2025. Motion approved.

Treasurer's Report:

Sharon presented the treasurer's report. The general checking account has \$44,934.09 and the money market account has \$75,557.86. One home still owes 2024-2025 annual dues. The attorney has it. As of today, dues have been collected from 327 homeowners. 2 homes still owe 2025 dues. 99.92% have paid dues. These homes will be turned over to the attorney for collection in a few days. One invoice from EMP has been received for the month of April. At this time, a \$40,000 loan for 5 years would have a fixed interest rate of 5.99% with a payment of \$775/month. The CD we are using for collateral is currently earning 1.2%. Rebate for the lights at the tennis courts was received; rebate amount is \$1,440.00.

Report of Officers:

President:

Newsletter reminder to send any pictures /info to Kim by tomorrow for the July newsletter.

Vice President:

Nothing to report

Secretary:

Nothing to report

Treasurer:

Nothing to report

Report of Committees:

Welcoming committee: 1 house to close on May 15th

Property Improvements committee: Nothing to report

Activity committee:

Neighborhood garage sale was a success (good weather-no rain); El Mata Antojos food truck vendor was pleased with their sales as they had a continuous line throughout their assigned time. Mr. Ice Cream was supposed to be in the neighborhood, but was not seen. Pictures were taken and shared

Signs can go up on May 10th for food truck nights (on tennis court fence and feather flag on 26)

Covenants & Infractions committee: Matt is absent

Park & Grounds Oversight committee: will report later in meeting

Website/IT committee: March minutes are on the website and the banner is updated

Old Business:

-Tree growth around street lights- Ed will contact Tipmont; Duke has already agreed-talk to homeowner first before reaching out to Duke

-Discussion of rules for tennis and pickleball courts-Randy is putting together rules/information to be discussed at June meeting

-Discussion for Sharon's replacement

-Discussion to put meeting agenda on Facebook for next month

-Discussion about procedure for removing ex-neighbors from Facebook

-Request /quotes for lights at the playground will be discussed at June meeting

-Request for sidewalk to shelter #2 will be discussed at June meeting - a couple of contractors are interested

-Request for public utilities to paint all light poles & trim trees will be discussed next month

-Quote for clearing brush and possibly mulching along St. Rd. 26 will be discussed next month

New Business:

Discussion about which contractor to payoff and which one to use the loan

Motion and second made to approve to pay Ace Paving with the money market account and the loan will be used for Outdoor Court Specialties; Motion approved.

Burning in the neighborhood discussion- trash vs. garbage; county regulations and covenant regulations; board's policy (discuss and vote next month)

Property Improvement Requests (9 requests)

- Garry Rose @ 5014 Britannia Court-reside house and replace deck-Motion and second to approve the residing of house and deck replacement - Motion approved.
- Steve Crain @ 5305 Goldersgreen Dr.-replace wood deck; Motion and second to approve to replace wood deck; Motion approved.

- David Cripe @ 5301 Goldersgreen Drive-add flower box behind mailbox; Motion and second to approve to add flower box behind mailbox; Motion approved.
- Caitlyn Brown @ 301 N. Brookfield Dr. -replace flowers with bushes and install rock mulch; Motion and second made to replace flowers with bushes and install rock mulch; Motion approved.
- Ryan Walsh @ 325 N. Brookfield Dr.-replace old fence with exactly the same new fence; Motion and second to approve the replacement of the old fence with exactly the same new fence; Motion approved.
- Becky Canine @ 5024 Heritage Dr.- new shed in backyard per covenants; Motion and second to approve a new shed in backyard per covenants; Motion approved.
- Chris Vizza @ 420 Brookfield Dr.-remove two dead trees around pond along with existing brush; Motion and second to approve the removal of two dead trees around pond with existing brush; Motion approved.
- Garry Rose @ 5014 Britannia Ct.- replace walkway to front porch & one front sidewalk pad; Motion and second made to approve to replace walkway to front porch & one front sidewalk pad; Motion approved.
- Byron Wagers @ 5008 Heritage Dr.- remove & replace existing concrete patio with new concrete patio; Motion and second to remove and replace existing concrete patio with a new concrete patio; Motion approved.

Eads, Murray, and Pugh Dinner Seminar-one point of contact from the board for all calls with attorney (15 min./day); Corporate Transparency Act is no longer applicable; City of Fishers passed a rental ordinance for all residential areas; neighbor to neighbor disputes will be discussed in Executive session; Save the date for the EMP Fall Seminar- September 30th, 2025.

Discussion from audience

Next Meeting will be June 3, 2025 @ Comfort Suites @ 6:30 PM