

Brookfield Heights Homeowners' Association Board Meeting
Minutes
July 2, 2024
Comfort Suites Meeting Room, 31 Frontage Road

Board Attendees: Ed Butler, Angela Felkey, Jo Ellen Horton, Matt Curtis, Angie Curtis, and Kim Carlson. Sharon Byrd is absent due to a funeral/viewing.

Homeowners in attendance: Randy Rottler and Julie Butler

Reading of Minutes:

Minutes presented from the June meeting. Motion and second made to approve minutes from June 2024. Motion approved.

Treasurer's Report:

Ed presented the Treasurer's report in Sharon's absence. The General Checking account has \$39,053.68 and the Money Market account has \$60,546.58. Expenses for Eads, Murray, and Pugh for the month of June are \$82.36 to start collection proceedings. We will be reimbursed once the dues and fees are collected. All annual dues have been collected except one. Motion and second were made to approve the Treasurer's Report as presented. Motion approved.

Report of Officers:

President's Report:

Nothing to report at this time.

Treasurer's Report: Nothing additional to report

Secretary's Report: Nothing additional to report (per Ed during Sharon's absence)

Report of Committees:

Welcoming Committee:

Two houses that have been closed on; welcoming baskets will be given to these new homeowners; a third house is supposed to close on July 6th.

Property Improvements Committee:

Tennis courts will be discussed in Old Business.

Activities Committee:

Update on Blood Drive - 125 people viewed the survey; 7 people answered yes to the survey; 14 people answered no to the survey; July 15th is the deadline to decide whether or not to hold the Blood Drive.

A first committee meeting for the fall festival has been set for July 24th at Jo Ellen's house.

Jo Ellen reserved the room for the Brookfield Heights Annual Meeting at the Faith Community Center which will be held on November 14th, 2024.

Covenants and Infractions Committee:

All requests for improvements have been made since the last time homes were visited. Matt replied to a neighbor's email letting them know we see the progress that is being made. Kim and Matt will visit another home tomorrow.

Another home on Goldersgreen Drive (possibly 5416) is building something (possibly a shed) in the backyard. Ed will visit the homeowner and get a property request for improvements from the homeowner.

Website/IT Committee:

Minutes through May are on the website.

Jeremy is no longer moderating on Facebook. This is part of the step down process. This took effect last month.

Small increase in traffic to the events page, compared to last month which had a big jump.

The property improvement request form on the website is working well. At some point, a cell phone contact number could be added to the form. Angie indicated that this could be done at any time.

Old Business:

Discussion of tennis court and pickle ball court. Copies provided to show courts and colors to be used.

Discussion of height for the net on each type of court. A tennis court net is 34 in. in the center and 36 in. at both posts. A pickleball court net is 34 in. across the entire net. The net will not need to be adjusted by anyone. Ed will ask Outdoor Court Specialties about any concern for other use of the tennis courts.

Discussion of LED lights on the basketball courts and tennis courts. Still working on tennis courts. Basketball court lights are up but may need to be adjusted to direct light onto court. Arms and lights for tennis courts have been ordered. Arms will allow for lights to be adjusted just like the basketball court lights.

Ed talked to Natasha from Outdoor Court Specialites last week. They have 3 school courts that they are finishing and 2 small projects to finish- all before August. Work is estimated to begin on the BH courts in late August.

Brookfield Heights email account- nothing other than requests for gift cards/money.

Ed will follow up with the county (contractor) regarding the street repaving. Discussion about whose responsibility it is to inform neighbors of when this will take place. This is the contractor's responsibility.

Low profile banner (Kim)- the pole does not fit with this flag. Flag company and the pole kit company are not the same. Kim has contacted the company regarding the pole kit. We are currently waiting to hear back from the company regarding the pole kit.

New Business:

One property improvement request for the shadowbox fence that we approved over text. Ryan Chambers at 5216 Goldersgreen Drive. He wanted to start that weekend because he had everything ready to go. Official approval during the meeting to be included in the minutes. Motion and second to approve Ryan Chambers privacy fence. Motion approved.

Airbnbs- Discussion about ordinance that just passed in Lafayette and West Lafayette (Tippecanoe County) regarding Airbnbs. Ed will contact Andrew (attorney) to discuss. Board Replacement- might have a possible person who might be interested.

Email from Eads, Murray, and Pugh- Andrew is partnering with Jacob Lawrence. Our contract with Andrew is good through the end of the year.

Facebook- 2 neighbors who want to put up an artistic box, similar to the free library box at the park. It was suggested that these neighbors attend the Board Meeting to provide additional details.

Fall Dinner Seminar is scheduled for Sept. 24, 2024 from 6:00-8:30pm. It will be located at Primo South. Discussion about the Transparency Act. Paperwork should be completed AFTER the annual board meeting in November.

Question from audience member regarding who maintains the street lights in the neighborhood. Tipmont is the back half of the neighborhood, and Duke is used for lights south of Goldersgreen Drive. A house on Castlewood Court and near Fairfieldview Court has a street light that is covered by trees. Discussion for whose responsibility it is to trim the tree around this light. Ed will call Tipmont to ask about this.

Next Brookfield Heights Board Meeting: August 6, 2024 at 6:30 pm

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Motion and second made to adjourn the meeting. Motion approved.

