

BROOKFIELD HEIGHTS HOA

Board meeting of Tuesday, 5 July 2022

Meeting called to order at 6:30 pm.

Leo Melle, Lamyra Davila, Sharon Byrd, Cecil Shoemaker, Angie Curtis, Matt Curtis, Jo Ellen Horton, and Leslie Reed were in attendance.

Last meeting minutes and meeting agenda were approved.

Treasurer's report:

Sharon Byrd presented written reports of expenses through June and a categorized budget report, with a comparison budget from 2019.

Sharon has filed the updated Business Entity Report. Leo will put a copy with our permanent Tax records.

Sharon also presented a list of 24 Homeowners who are delinquent for 2022, including 4 that are 2 years delinquent. The board requested certified letters be sent to these homeowners. Sharon and Leslie Reed will continue to contact people before turning them over to collections.

Work is being done on an updated file of owners, addresses, and email contact information. Hart consulting said they could not forward that information.

Sharon presented a bill of \$1275 from the Lawyer for various legal work that was ordered by the prior board and the consulting firm. The invoice was paid by the previous consulting firm before she resigned.

Hart Consulting refused to provide the up-to-date Homeowners directory for contact information when requested by Sharon and Lamyra.

An anonymous postcard asking about replacement of any uneven sidewalks was also shared. It was noted that sidewalks are the responsibility of the property owner.

Sharon also reported that a Post Office box has been opened in the name of Brookfield Heights Homeowners Association. All official correspondence will be sent to: Brookfield Heights Homeowners Association, P. O. Box 4701, Lafayette, IN 47903.

Webmaster report:

Angie Curtis presented a report of the progress made updating the Website. She also presented questions for the board to decide about other changes. The board made decisions on some areas to update.

The board decided that it was best to keep the Facebook account that is in regular use by Social Director, Jo Ellen Horton, for announcements like the food truck schedules and other social events. The largely unused Twitter account will be abandoned.

Social Director Report:

Jo Ellen Horton presented two reports. The first was an updated food truck schedule and the second being the annual Recycle Saturday event. Recycle Saturday is scheduled for September 03, 2022, from 9:00 am to 1:00 pm at the Park. This information will also be posted on the Facebook page.

Lamyra shared that Certifications from the Board of Health and proof of liability insurance are provided by every vendor.

Old Business:

Leo Melle reported that the broken water line under the drinking fountain has been repaired and the features are functioning, including the low doggie drink station.

A special word of thanks to friend of Brookfield Heights, Mike Patel, who sent his crew and repaired the broken water line at no cost to BHHA. Mike Patel also supplied the materials at no charge.

The Park lights were turned on and the timers synchronized. A weeklong test proved they were able to function properly. A matching set of locks was purchased to keep people from tampering with the controls. An extra key for the matched locks was given to Jim Everett, who helps maintain the park.

Henriott Insurance group has been contacted to determine what coverages we have, the cost, and renewal date. They will also provide quotes for options in the future. The Board will discuss these options to best protect the community.

New Business:

Lamyra requested funds approval for various light maintenance supplies for the park, such as a broom, garden hose, nozzle, and other supplies needed for keeping the park clean. This was approved.

Angie and Lamyra also noted that wheelchair using Homeowners are unable to get to the picnic pavilions due to the lack of a ramp where the curb meets the parking lot. This work is needed to serve our homeowners. Leo will look into design, pricing, and estimated schedule and report this to the board.

A public meeting for the BHHA Membership needs to be scheduled. Leo is looking into having it at the Faith Church Community Center. The board approved Tuesday July 26th, which was not available. Via email, the board approved looking into Tuesday August 9th. Leo will meet with the new Community Center Director.

The board discussed the handling of Improvement requests. Leo volunteered to be the point of contact. Leo has a background in the matter both from his work experience and from having handled Improvements in the past for BHHA. The board agreed that any requests that are not clearly spelled out in the covenants would be presented to the board before a final decision was made.

The previous attorney of BHHA is no longer interested in representing us. Leo spoke with Attorney R. Vonderheide who would be willing to represent us in the short term but is planning on retiring. He gave some recommendations of other lawyers with whom we could build a long-term relationship. Leo and Lamyra will research to find the best fit for our limited needs.

Discussion was made over the term “stick built” for shed in the neighborhood. Leo noted that “stick built” would not have to mandate built on site, but the quality of design, materials, and construction. Quality built sheds that are stick built off site have a stronger floor system so they can handle being loaded and transported.

A request for a fence variance was made by the owner of 437 N Brookfield. Leo presented research including photographs and elevation measurements. The use of 8-foot wooden fence along County Road 550 East was needed to have a 6-foot degree of privacy. The crown of the road and the Eagles Nest subdivision is at least two feet higher than the land elevation for the lots along that section of Brookfield Heights. There are two other homes that were previously given variance due to roadway elevation outside the BHHA neighborhood. Because of this, the board approved the variance, limited to the property line along 550. All fence lines between adjacent homes and other fence regulations in the covenants continue to be in force. Any variance request will be researched and decided on a case-by-case basis.

Lamyra formed a Violations committee, including herself, Matt, and Angie. They have met with homeowners about violations. Some improvement has been noted. We will continue to examine areas of complaints.

Meeting adjourned at 8:41 pm.