

Brookfield Heights Homeowners Association Annual Meeting
Thursday, November 10, 2022
The Loft Room at Faith Community Center East

The meeting was called to order at 6:32 p.m. by President Leo Mello. All current board members were present: Leo Mello, Lamyra Davila, Sharon Byrd, Cecil Shoemaker, Angie Curtis, Matt Curtis, and Jo Ellen Horton. Official check in and ballot distribution was handled by Sharon Byrd and Jo Ellen Horton. With 38 voting homeowners present, meeting the threshold of 31 needed to conduct elections, a quorum was declared by President Leo. There followed the introductions of the nine 2023 Board nominees. After some confusion about the amount of time for each person to speak, Leo allowed each nominee to speak for about 2 minutes.

After some contentious talk addressed to another Board member, a homeowner requested to move on with the meeting. Lamyra spoke to two related issues: covenant violation monitoring and legal representation. Due to the continuing unresolved covenant violations, the majority of the Board felt it was in our best interest to seek out and find a reputable legal firm to handle our ongoing legal issues. The Board settled on the law firm of Eads, Murray & Pugh, an Indianapolis law firm that specializes in HOA legal issues. There are 15 law firms in Indiana with this specialty but none in Lafayette. This firm offers an annual retainer program fee of \$850.00 that includes up to 3 fifteen minute phone calls per day and reduced hourly rates for other legal work. They are also able to research and share their experience with a Lafayette lawyer of our choice, in the event a case needs to be brought before a judge. This firm has practiced for 25 years and hosts a semiannual dinner meeting for any HOA board members for any of their represented HOAs. Four members of the current Board attended this very informative meeting on November 9th.

Cecil Shoemaker introduced himself and asked for the vote of the homeowners and would like to continue as the secretary. He also resolved an issue between Leo and Lamyra concerning attendance at Eads, Murray & Pugh dinner meeting on the previous meeting.

Angie Curtis humbly stated that she was willing to continue at IT/webmaster or step down if another person was interested. She has been responsible for maintaining and monitoring our website.

Matt Curtis has assisted Lamyra in making courtesy calls to many homes in our neighborhood and asking for covenant violations to be remedied.

Jo Ellen Horton, our social chair, shared information about Recycle Saturday which was a relative success, Food Trucks on Thursdays at the Park from May to September, and "Light Up Brookfield Park" event to occur at 6:00 p.m. on November 20th at the park. Food Trucks are mostly scheduled for May to September 2023.

Sharon Byrd, our treasurer, gave a short story of her experience as treasurer. Her efforts to resolve delinquent assessment payments this year was commended. She also presented the treasurer's report indicating that we have \$40,528.10 in the Reserve Account. We have total income of \$38,168.84 which is over budget. We have a total of \$25,033.50 in expenses which is far below our budgeted expenses. Our accounts are in good health and prepared to fund some capital funds expenditures in the Spring: ADA ramp and sidewalk to shelter in park, tennis court renovation (new pavement, new net, new lines, pickle ball lines).

Jeremy Gibbs, Board nominee, stated that he wanted to create a peaceful board and to help in whatever he could.

Ed Butler, Board nominee, stated that he wanted to be on the Board in order to help out and to continue with a policy of transparency.

QUESTIONS AND COMMENTS FROM HOMEOWNERS

1. Steve Pugh asked about a possible annexation with the City of Lafayette, primarily to receive curbside leaf removal, trash and recycling services. He is motivated by the continuing price increases from Waste Management. Other homeowners shared their similar experiences and offered alternative waste removal services.
2. Joe Daubenmeier, previous board member, wanted to make note for the record the following 3 points: 1) The minutes for the transition of Board members to the current board are not posted on the website. He felt they should be. 2) Hart Property Management, our previous HOA management company, resigned from their assignment, as well as 2 board members. 3) At the time of their resignation, and according to the minutes of that meeting, Sharon Byrd, Cecil Shoemaker and Lamyra Davila were to be appointed to the new board.

3. Jan Robinett, homeowner, asked the annual question of whether leaves are allowed to be burned in our neighborhood. Since this is the county, the answer is “yes.” However, the City of Lafayette does not allow leaves to be burned. She also brought up the presence of cats that are attacking and killing birds in her yard.
4. Mary Corwan, homeowner, remembered receiving a Welcome Basket when moving into the neighborhood and recommended returning to this practice, which included a directory of homeowners in our association and a copy of the covenants. She was encouraged to volunteer to lead this renewed initiative by Jo Ellen Horton.
5. Sherry Swisher, homeowner, also suggested that there be a directory of homeowners in our neighborhood, so we could know who our neighbors are. It was suggested that she use the site beacon.com to get this information.
6. Evan Gibbs, homeowner, suggested that communication is necessary for amicable actions by the board for the homeowners.
7. Jo Ellen asked all members present to send her ideas for other social activities.

During the question and comment section of the meeting, tabulation of the ballots occurred.

The following 8 people having received the highest number of votes were elected to the Board of the 2022-2023 Brookfield Heights Homeowners Associations:

Ed Butler, Sharon Byrd, Angie Curtis, Matt Curtis, Lamyra Davila, Jeremy Gibbs, Jo Ellen Horton, and Cecil Shoemaker.

At the announcement of the the election, the annual meeting was adjourned at 7:45 p.m.

Immediately following the adjournment of the annual meeting, the new Board met to select its new officers and assignments. These titles and assignments are listed below.

1. Ed Butler, President
2. Jeremy Gibbs, Vice President
3. Sharon Byrd, Treasurer
4. Cecil Shoemaker, Secretary
5. Jo Ellen Horton, Social Chair
6. Angie Curtis, IT & Webmaster
7. Matt Curtis, Covenant Violation Committee
8. Lamyra Davila, Covenant Violation Committee & legal liaison

Next Board meeting was set for Tuesday, December 6, 2022 at 6:30 p.m. at the home of Cecil Shoemaker. Any homeowner is welcome to attend in a listening capacity.