

THE GREENS OF SCHERWOOD HOMEOWNERS' ASSOCIATION
Annual Members' Board Meeting Minutes, October 22, 2024
Scherwood Golf Clubhouse

Board of Directors: Yvonne Hoff/President/Treasurer Dominic Colella/Vice President Dan Miller/Director Joan Schilling/Director Michele Piskol/Secretary
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Greens Email Address: thoagreens@gmail.com

Carolyn Kenneally – Property Manager – Email address: Regionpmo@gmail.com Phone: 219-308-5191 Mailing Address: P. O. Box 1082 – Crown Point, Indiana 46308

Call Meeting to Order by President/Treasurer

The meeting was called to order at 5:00 p.m.

Roll Call of Board and Residents

Present: Y. Hoff, President/Treasurer – D. Colella/Director – D. Miller/Director – J. Schilling/Director

Absent: M. Piskol/Secretary. Residents were verified by sign-in sheet signatures. Thirty-three units were in attendance with four proxy votes for a total of thirty-seven eligible votes.

Review and Approval of September 16, 2024, Meeting Minutes

The review was completed prior to meeting on September 19, 2024.

Annual President's Report – President

Y. Hoff opened the meeting with thanks to Marv and Eileen Hanson for the use of the clubhouse since the Town Hall was not available due to voting setups. Y. Hoff also expressed gratitude to the current board members for their service this past year and to Carolyn Kenneally, property manager, for the great work she does in supporting the Greens HOA. Y. Hoff then gave praise to Dom Colella (team leader) and this staff of volunteers, Tim Biesen, Dennis Mills, Marv Hanson, Tom Brindley, and Roger Kekeis for all the time and effort in maintain the common areas of the community. She emphasized the cost savings for the HOA in comparison to vendors who can cost us \$125 an hour to come out and replace a sprinkler head. The team worked eighty plus hours this past year working on whatever projects that needed attention. In comparing the charge for one hour of work by the vendor, and the 80 hours of work our volunteer staff did would equate to around \$10,000 in savings for just sprinkler heads. In looking at the variety of jobs these men do, they save us well over \$20,000 a year in vendor costs. The group received applause from the attendees.

The passing of three long-term residents was acknowledged with a moment of silent remembrance. Dan Hofstra (80) who passed in May of 2024...Gerry Quiggle (94) who passed in June of 2024 and Art Cueller (88) who also passed in June of 2024.

Residents were asked to inform the HOA of any changes that need to be updated for the resident roster including phone numbers and email address changes.

Residents were also asked to utilize autopay through their financial institutions to eliminate delinquent payments. Payments are due on the first day of the month. However, we have a generous 15-day grace period before any late fee of \$25.00 would be applied.

Annual Financial Report – Property Manager

C. Kenneally gave the update on the October financials to the group. Residents received a copy of the Trend Report for review. C. Kenneally outlined the details for the 2025 operating and capital budgets showing the only increase would be the hiring of the management company to support the new board which is now reduced from five members to three. Carolyn will be conducting all business for the HOA and will be the contact person for all resident requests. Residents were informed that they will be using the Greens email account at

thoagreens@gmail.com as the primary tool so the board members and Carolin will be able to read and process transactions more quickly and efficiently. Carolin explained her role as business manager would have an additional charge for doing all the extra work. This would equate to a slight increase in dues per household of \$10.00 per month. **The increase would begin in January of 2025. Everyone who is paying by bill pay from their bank account will need to change the amount from \$220.00 to \$230.00 effective January 1st 2025.**

Vote on 2024 Operations and Capital Budgets

Ballots were distributed voting on the operating and capital budget. The property manager conducted tally of the votes, C. Kenneally.

Voting Results: Operating Budget - Yes = 31 No = 3 Capital Budget – Yes = 31 No = 3
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Election of Three Open Positions for One (1) Year Term Beginning 10/22/2024 and Ending 10/23/2025

At the last annual meeting we related our concern with the lack of residents wanting to bid for a seat on the board. We emphasized the fact that without having those vacancies filled, we could face legal action from the State of Indiana since we are a registered HOA. The state would appoint a person designated as a “RECEIVER” to take over the association’s needs. That person would most likely not live in Indiana. They could reside anywhere...any state. They would have no concept of our community, and they definitely have no attachments to anyone. Their job is to visit maybe on a quarterly basis to evaluate the community and you will find there is extraordinarily little communication ... if any. They deal with the vendors and in many instances will decide who comes and goes...always looking for the cheapest price with no concern on the quality of work that vendor does. Dues will definitely increase...a lot...not just \$10.00 and the worst part is...residents have no say so in what he or she decides. I think we all want to avoid this...it would ruin us. Y. Hoff explained the reason for transitioning the 5-panel board down to a 3-member board due to lack of interest of residents wanting to volunteer for open positions. The 2025 board will consist of a President, Treasurer, and Secretary. She went on to explain that in accordance with the by-laws, the Greens are not obligated to have monthly meetings. Today, most HOAs only have three board members, and some only have the required once a year membership meeting while others may have quarterly meetings or just one or two. Using the Gmail account as our main form of communication and recording all questions in combination with having Carolin Kenneally, the property manager, conducting all business operations, there should be no need to have monthly meetings. We are only required to notify all members in advance of the date of the meetings in accordance with the by-laws.

Three candidates for 2025 were announced: Peggy Hinckley, Thomas Fairfield, and Yvonne Hoff were introduced as the candidates who completed their profiles. Y. Hoff asked if there was anyone in attendance that would like to add their name to the ballot. Sharon O’Brien stood and stated she would like to be added to the ballot and Y. Hoff asked the members to write her name on the form. Y. Hoff explained that when a resident applies for a seat on the board, they are only applying for an open position. Once elected, the newly elected board members decide who takes what position after today’s meeting.

Votes were tallied by Carolin Kenneally, property manager. Results of Election:

Peggy Hinckley = 24 Thomas Fairfield = 31 Yvonne Hoff = 31 Sharon O’Brien = 12
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Old Business - Homeowners’ Insurance Verifications

Y. Hoff reminded the residents to turn in a copy of the declaration page of their homeowners’ insurance when they receive their annual renewal. This is a requirement that needs to be done each year. Copies should be sent to Carolin Kenneally at P. O. Box 1082, Crown Point, IN 46308 or dropped off at the Greens mailbox at the Pinehurst Pond. The quickest method to use would be by attaching it in an email to her address at Regionpmo@gmail.com.

Results of Voting on Amendments to Covenants and By-Laws

Amending the covenants and by-laws took over two years to complete but the efforts resulted in the much-needed update. Thanks to all the board members involved in this process. It started off with Sheila Vanek who during her time as president of the board recognized the need for change. The first board also included Marv Hansen, Tom Fairfield, Bob Scott, and Yvonne Hoff, then transitioned to Dom Colella, Dan Miller, Joan Schilling, and Michele Piskol. Y. Hoff was so appreciative that Sheila Vanek continued to assist with the rewrites after she left the board...they collaborated with the HOA attorney this past year to make sure all the outdated language was updated and in compliance with current Indiana HOA laws. The Indianapolis attorney was chosen versus a local attorney because HOA law is her expertise. There were several updates in HOA laws since 1996 and 2001, and our attorney was great in moving us forward. The cost in legal fees? In 2023, the charges totaled \$1,672.50 and in 2024 we additionally spent \$3,080.00 for a grand total cost of \$4,752.00. The recording of the amendments is complete and are filed in Lake County. The by-laws do not need to be filed with the county, but they are processed through the attorney and notarized as required. Copies of the amended covenants and by-laws were distributed to all those in attendance. Copies will be either mailed or delivered to those not in attendance in the next few days.

Results in scoring: 65 out of 73 residents participated in the voting process or 89% of all homeowners. Only 8 people did not participate. That is fantastic! The by-laws were all approved and the covenant amendments all passed but one...**2.25 Maintenance of Exterior to the townhome**. Y. Hoff explained to the residents that we only have funds appropriated for roof replacement in our capital budget, that the siding, and driveways along with the sidewalks leading up to the front door **have not been appropriated** for in the capital budget. These are not items we list in our operating budget...so as time goes on and since the siding and driveways/front entry sidewalks are to be covered by the HOA, residents could see special assessments in the future, or the board may have to consider a two or three year special assessment to build a new fund specific to concrete and siding. We are already seeing three cases of siding repairs that have come in as of 2023 and are expecting there will be more in the future. Also, keep in mind that fascia board and trim are not covered in exterior costs ... you will see a better definition of what is covered by the HOA and who is responsible for payment in the document we distributed. Please read that document and keep a copy for your records. Copies were distributed to those in attendance and those residents who did not attend will receive copies within the next few days.

Let us be clear...this document is a reference noting the responsibility of the HOA and the responsibility of the homeowner when it comes to maintenance costs and other issues and this document is not the new rules and regulations. The rules and regulations are still being composed in accordance with the new amendments and will be sent out for a majority vote to the residents soon.

Announcements

- **November Board Meeting – Monday, November 18, 2024, at Schererville Town Hall starting at 5:00 p.m.**

Adjournment

Y. Hoff adjourned the meeting at 5:50 p.m.

Approval of Minutes

Notes taken by the Board of Directors attending the meeting. Recording of minutes presented by M. Piskol, Secretary. The board approved minutes on October 24, 2024.