

**MINUTES of the
Auburn Meadow Townhome Association Homeowners'
ANNUAL MEETING
September 26, 2024 at 6:00 p.m.
Location: Auburn Meadow Community Clubhouse**

Call to Order:

The meeting was called to order at 6:00 p.m. All five Townhome Association board members were present.

Welcome and Introduction – New Residents:

Carolyn Kenneally, Property Manager, welcomed everyone to the meeting. New residents introduced themselves.

Treasurer's Financial Report:

1. Review Financials Townhome and Community:

Carolyn Kenneally reported that the town of Schererville began removing dead trees on main roads such as Janice Drive; Schererville pays for this activity.

Carolyn Kenneally gave the financial report and reviewed the 2024 financial statements for both the Townhome Association and the Community Association.

The Townhome Association is in a good financial position; it is important to have financial reserves to meet any possible future expenses due to snow, drought, etc.

The Community Association incurred additional expenses due to vandalism to the vinyl fencing that surrounds the property. Additionally, extra plumbing expenses in the clubhouse/pool area were incurred due to people flushing items such as dirty diapers and toys down the toilets.

As of January 1, 2025, there will be a service fee of \$50.00 to activate the key fob for each unit for those owners wanting to use the pool and the workout room. This decision applies to the paired cottages, the townhomes, and the condominiums and is necessary due to vandalism and disrespect of rules. There will now be a record of how many units are using the pool and workout room

2. Review 2025 Budget – Townhome and Community:

Carolyn Kenneally reviewed the 2025 budget for the Townhome Association and the Community Association.

The monthly Townhome Association assessment will increase in 2025 from \$155.00 per month to \$165.00 per month due to the rising costs of vendors, contractors, and supplies.

The portion of the monthly assessment that goes to the Community Association will increase in 2025 from \$25.00 per month to \$28.00 per month. The \$28.00 per month for the Community Association applies to the Paired Cottages, the Townhomes, and the Terrace Homes (condominiums).

A Service Guide for 2025 was handed out that describes the services to be provided in 2025 including:

- Grounds care and snow removal
- Fertilizer, insecticide, and lawn weed control
- New in 2025 will be vole/mole prevention and treatment
- Irrigation
- Sealcoating and rubber crack filling – completed in phases
- Townhome exterior staining – completed in phases
- Mailboxes
- Ponds and fountains
- Clubhouse pond pathway
- Clubhouse and pool
- Community fence

President's Review of 2024 Year:

Ruth Polito, President of the Townhome Association board, gave a review of 2024 that included:

As finances allowed, there was sealcoating and repairs of certain driveways. In 2025, the sealcoating and repairs of driveways and the staining of wood trim will continue on certain streets.

Owners were reminded to first complete a Modification Application for any proposed changes to landscaping or to homes and submit the Application to Carolin Keneally who will provide it to the board for review.

Board of Directors Election:

The Townhome Board of Directors for 2025 are:

Ruth Polito, President Townhome and Community Delegate
Jo Ann Traughber, Vice-President and Community Delegate
JoAnn Dykstra, Treasurer
Veda Dmitrovich, Secretary
Matthew Gilbert, Director

Homeowner Questions:

A question was asked about seal coating of driveways on Blue Bell Trail.
Answer: The driveways on Blue Bell Train were seal coated last year.

A question was asked about the painting of shutters and doors.
Answer: The painting of shutters and doors is the homeowner's responsibility.
Homeowners can call Carolin Kenneally for the name of a painter.

A question was asked about the cleaning of gutters.
Answer: Gutters are cleaned in the fall – both the front and back gutters. Carolin should be called if back gutters are not being cleaned. Also, owners can call Carolin if they live close to trees and experience clogged gutters in the spring.

A question was asked about the removal of dead trees.

Answer: Carolin can be contacted for the removal of a dead tree; this applies only to trees that were in existence when the properties were built. Owners are responsible for the maintenance and removal of any trees planted by current or former owners.

A question was asked about the sealcoating of Ridge Field Run driveways.

Answer: Sealcoating of driveways are done in phases and the driveways on Ridge Field Run will be done in approximately two years.

A question was asked about the repair to siding when a lawn mower caused a rock to damage the siding.

Answer: Our landscaper is aware of the matter and has it on the list of items needing attention and will be done this year.

A question was asked about how often the Townhome Association board meets and posting of minutes.

Answer: The board usually meets in April, May, June, July, August, September, and October. The minutes will be posted on the bulletin board in the clubhouse. Not all townhome owners have provided email addresses for sending of information. The minutes of the Annual Meeting will be posted on the Association website at our property manager's website: www.scpropertyLLC.com

A question was asked about the problem of too many geese and how another area tried posting fake swans.

Answer: This has been an on-going problem and many things have been tried to reduce the number of geese in the area without much success. This is an issue for the Community Association board.

A question was asked about a referral for cleaning dryer vents.

Answer: Owners can contact Carolin Kenneally for recommendation of companies.

A question was asked about obtaining new pool furniture.

Answer: The Community Association is aware of the matter, but at this time has limited funds and must first use the funds for necessary expenses. The increase in the assessment amount going to the Community Association will hopefully help with future purchases. A homeowner commented that our monthly assessment for 2025 of \$165.00 is quite low compared to other associations with homeowner assessments of \$400 to \$500 per month; if more things are wanted by homeowners, then there would need to be a substantial increase in assessments.

A question was asked about keeping the pool open after Labor Day.

Answer: The pool needs to close on Labor Day based on our service contract. Keeping the pool open longer means an increase in expenses.

A question was asked about changing the colors of the doors and shutters on the townhomes.

Answer: Changing the color of the doors and shutters would need agreement by homeowners and would involve a labor intensive process.

A question was asked about changing the outside light fixtures.

Answer: Replacement light fixtures must be similar in appearance to existing fixtures – shape and color (black).

The use of dusk to dawn lightbulbs for exterior light fixtures was discussed.

Adjournment: The meeting was adjourned.

Prepared by: Veda Dmitrovich, Secretary