

Walnut Hill HOA Minutes

May 23, 2021

Thank you everyone for coming out. There were a couple changes made on the board. Jill Robinson who has been our president for the last handful of years is stepping down and Tracy Boggs has offered to step in and take her place. There are no objections to this change. Brandon Fries is still Vice President. Theresa Gomez is the secretary. Kristi Stearman has taken over for Mary Turkal as the treasurer. This is her busy season collecting all the HOA fees. If you have not paid your dues, please send them in. There are a couple options to pay your fees. You can may payment through Zelle and there are zero fees or you can pay on our website and there is a \$10 fee.

Jane Iles is in charge of the annual garage sale on June 12 from 8 AM – 2 PM. If you are interested in participating please mail in your form and fee. As a participant you will receive two balloons on your mailbox as well as there will be a sign at the end of your street and large signs at both ends of Elm Street will be displayed. The sale will be advertised on Facebook. It is \$5.00 to participate.

Kristi Stearman went over the financials. Copies were distributed to homeowners in attendance.

We have a new maintenance crew. Billy and Amanda Plunkett have volunteered to help with maintenance of pool area and entrance.

There will be dates and times posted next week on Facebook to pass out the pool keys and opening day is Saturday May 29. We have four interested lifeguards and three applications have been submitted. There are a couple that are already certified. Last year we had pool attendants due to Covid but this year we will have lifeguards again. The time for the lifeguards are to be determined. The pool hours are daily 9 AM to 9 PM. Please note, everyone will be issued a key with your name and address and this is your membership card to the pool. To help keep out non-members it is important everyone locks the doors behind them. Do not leave them open. This warrants for non-members to enter the pool. As homeowners you all have the right to ask someone to validate that they should be there. If they can't produce it you have they should leave. We aren't a public pool. Indiana law states a person has to be 14 to come to the pool alone. If they are watching someone younger then they need to be 18. We have to follow the Indiana Laws and not a HOA rule. Inside the pool house, there is an emergency phone where you can call 911 and an AED machine. As many of you know we had an emergency last summer and thanks to neighbors doing some heroic acts resulted in saving the life of a man and potentially one of his boys. We want to make sure everyone is aware of the

phone, AED and WIFI at the pool. The wifi password is posted on the bulletin board. The HOA purchased more chairs for the deck and hopes everyone enjoys them.

Our Event Coordinators are Pete and Heather Bozzo. Community Events will be scheduled and posted on Facebook. This will include adult swims that might start around 7 PM but will only be once a month. It will give the adults the free time to not have the splashing and noises that regularly happen around the pool. We had an Easter Egg Hunt earlier this year and due to the heat we had to hide the eggs in the shade. When we do this next year we might do it in the late afternoon / evening to help with the unforeseen Indiana weather. Other events will include Santa on the Firetruck which will resume in December thanks to the Plainfield Fire Department. They have agreed to go back to it this year in our subdivision with stops to make it more memorable for our families. We are looking at a food truck event again. We don't know if it will be a small business event or just a Food Truck event. We can ask Frigid Frog, Momma Shell's Cookies and the food truck from last year which said they can make whatever food we want. We will have more Frigid Frog Events, Swim in Movies, Trunk or Treat and more events coming soon. Our community has really come together with these events and we hope more neighbors participate.

As homeowners, if you see something that the HOA Board can do better we would love the input. We are just volunteer homeowners trying to make our community better. There is always room for improvement. Our HOA board is all homeowner led. It is not ran by a corporation. We are volunteers and always looking for help so if you would like to volunteer your services please reach out to the board.

We were asked if we would see a jump in pool expenses this year due to the rise in cost of chlorine and we should not see too much of an increase. We purchase our chlorine in the beginning of the year with a large sale. At that time, we buy the majority needed and we use liquid chlorine. Chlorine tablets is where the increase is being seen.

The pool rebuild plans were affected by Covid. As we know there is an increase cost of material so we expect this will affect the rebuild pricing. There was a previous survey that brought up some good points of what everyone wants. We want to make sure that everyone knows the details of the pool rebuild will not be a board decision but a decision by the majority of homeowners in Walnut Hills. Pete and Heather Bozzo have agreed to head the pool replacement project. We will be sending out surveys to see what the people want. This will be more than just Facebook but will also be mailed. We will be looking to take those ideas and get bids. We are increasing our bank account so we can put a significant down payment. The goal was to start construction after this pool season but we are not sure we will be able to do that. The good thing is our pool is still hanging in there from a repair standpoint. Hopefully we will have an update towards the end of this pool season as to where we stand with the rebuild. We are going to try to build outside of the pool season so we don't lose a year. We don't know if the rebuild will

include changes to the tennis courts, parking lots and other areas. We will have options to do this all at once or in phases. These are all things we will be looking at and will keep everyone updated along the way. When it comes to making the choices, we will make sure everyone in the neighborhood has a voice in the rebuild.

Walnut Hills has started allowing sheds and the requirements are on the Walnut Hills HOA Facebook page under files under Fencing and Outbuilding Guidelines.

Jill Robinson is absent today due to a funeral otherwise she would have been here at her last meeting as HOA president. Brandon Fries nominated Tracy Boggs as HOA President and Theresa Gomez second the nomination, all approve and there weren't any nays and effective May 23, 2021 Tracy Boggs is the new HOA President.

There is interest in a neighborhood crime watch so if you would like to volunteer for the position please let us know. If you see something, please see utilize the Plainfield non-emergency number or if needed emergency number. If your car gets broken in or something happens it would be appreciated to post it on the Facebook page as it is always good to inform your neighbors so they can be aware. The HOA board will look into a monthly or quarterly email to all residents with updates so those without Facebook can be kept up to date.

Meeting Adjourned.