

Minutes

Annual Meeting: Walnut Hill Homeowners Association

Date May 9, 2024

Time 6:00 PM

Meeting called to order by Gary Boggs

In attendance

Gary and Tracy Boggs, Brandon and Amy Fries, Billy and Amanda Plunkett, Kristie Heinrichs Eggers, Theresa Gomez, Daniel Tweedy, Broderick Yekel, Adam Meek and residents of Walnut Hill.

Review of last seven years

2017 – Discussed a proposal of amendments and covenants regarding pool membership, out buildings and fences. Annual fees would eventually increase. No dollar amount given but as noted by the pool managers and board the pool was ending its life expectancy. Discussion of demolition and replacement of pool. The board shared a three year plan. Questions raised by homeowners regarding upgrading all facilities. Discussions asking homeowners to pay their dues in advance.

2019 – There was a change of bylaws and a new amendment added regarding bank writing. No other significant changes. Increase of revenue due to the 2018 amendment. The board stated they were looking to maintain the pool at that time and would replace it within the next 2 – 3 years. A homeowner raised concern about the new pool being ADA compliant and inclusive to all neighbors.

2020 – Expenses were stable. The board was doing research on the pool construction. Survey sent out to homeowners. Discussion of financing for the pool. It was discussed the annual dues would increase depending on the pool renovations. Change in board president, treasurer and pool managers. Plans were affected by covid and renovations were put on hold through 2021.

2022 – Received our first quote from Barton Pools. We discussed obtaining financing through Chase Bank and Hendricks County Bank. The board agreed we would look at cost benefit analysis and look at all things around financing, funding, etc. There were many concerns about fences, out buildings and the way people were taking care of their homes.

2023 – New board members added. No changes to covenant and bylaws. The board met several times between 2022 and 2023 with Barton Pool company. \$1000 assessment was shared for the pool renovations. Discussed the enforcement of liens and collections for dues and enforced the collections. Raised concerns about the risk of a project this large. The board notified everyone the dues would increase from \$250.00 to \$350.00 in 2024. The \$1000.00 assessment was for funding for the pool and the assessment vote was not approved. The board voiced that we would continue our commitment to work towards the renovations and upgrading our amenities.

Financial Review

Review of Profit and Loss statement by Treasurer.

Committees

The board is requesting homeowners consider joining our committees. If you are interested, please reach out to Amy Fries.

Pool Renovations

The pool renovations have begun, and Pool Builders of Indiana have started breaking ground. A gazebo will be added to the area where the picnic table and grill is. The shape and size will be changing. The new pool will maintain the 8 ft depth and will be 24' x 54'. We are losing curves and bends but this is what we could afford with the budget. There will be a tanning shelf at the shallow end of the pool. All concrete will be replaced.

Future Renovations

The goal is to upgrade the pool house in 2025 and the basketball and tennis courts in 2026.

Reorganizing Bylaws

Our current bylaws were written in 1977 and need updated. The board is going to update our bylaws to reflect our needs in 2024.