

CARROLL CREEK HOA  
Board Meeting Minutes  
January 11th, 2023 at 18:00

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**Attendance:** Louise Hadley (Vice-President), Camren Smith (Secretary), Rachael Bell, Ed Goebel, Andrea Henry, and Stacey Morrow (Above & Beyond)

**Absent:** Bob Filipucci (President), John Lynch (Treasurer), Connie Meyer, & Mike Schenk

- I. Call meeting to order - Time: 18:02
  - A. Motion - Louise
  - B. Second - Rachael
  
- II. Review and approve minutes for 12/14/2022 - All in Favor? Yes Opposed? No
  - A. Motion - Ed Goebel
  - B. Second - Louise
  
- III. Financials - December 2022 (Year End) - All in Favor? Yes Opposed? No
  - A. Checking - \$2,121.36  
Savings - \$76,418.15  
Note: Was under budget in capital improvements (Good Job Team)
  - B. Accounts Receivable - Outstanding \$3,632.57, for 14 lots. All are in collections.
  - C. Questions/Notes: Andrea wanted to know about the overage for the water testing. Was over by \$328.11 Could be due to the extra time it was opened and needed one extra testing.  
As per Triscap, Stacey mentioned that we were charged 4 extra mowings this season. They also added an extra fuel charge. We had 26/22 mowings this season. We need to keep better track of the amount of mowings so we don't let them go over this coming year. Let them know that the contracted amount stays unless prior agreement amongst the HOA.
  - D. Motion to Approve Financials: All in Favor? Yes Opposed? No
    1. Motion - Louise
    2. Second - Camren
  
- IV. Old Business:
  - A. Tree in woods / Berkhill Cv - Wheatcraft, Done in December
    1. Got it done about a week after our last meeting
  - B. Pool Improvements for 2023 - Things in line with Grim Construction
    1. Entry Doors - Paint Either Face
      - a) Andrea Motioned to paint the door gray to match the partitions  
Louise Second - All in Favor? Yes Opposed? No
    2. Entry Concrete Stains

- a) Ed motioned to stain the deck of the entry close to the gray color of the pool deck and Andrea second - All in Favor? Yes Opposed? No
    - 3. Floor Tiles in the Bathrooms
      - a) Will be looked at possibly next year.
  - C. Christmas lights prizes were given out to the winners
    - 1. January 21st will be when lights are taken down
      - a) Ed is removing the ones at the Preserves and Lakes of Carroll Creek.
      - b) Andrea is doing the ones on Bethel.
        - \*IF the lights don't work take them to Ed. We may need to look into either replacing the garland or removing it completely.
  - D. Motion to Approve Old Business: All in Favor? Yes Opposed? No
    - 1. Motion - Ed
    - 2. Second - Louise
- V. New Business:
- A. Pond Quotes for 2023 (Beth) - Clean up & Rip Rap, Review - Pond quotes are attached below for review. Questions came up on the cost of \$9,982.54 being the price of the smallest pond and Stacey hasn't heard back from Brad yet on confirmed pricing. Ed showed everyone the pond this quote is referring to. Will go over quotes next month to make a decision on which ponds and which contractor. HOMEWORK below.
    - 1. Letters to Owners - Near Ponds getting the Work Done
      - a) Drainage sticking out
      - b) Ones that will be affected by the crew's path
      - c) To minimize complaints
  - B. Trees on Bethel/Carroll Rd - Attention in Spring
    - 1. Waiting for spring to determine which trees need to come out and then find out who to hire. Tony Bricker from Sheldon's Tree Service and J&A Ford are options for hire.
  - C. Lot Maintenance Letters - Attention in Spring
    - 1. Focus with Beth on Siding on the house, roof, siding, fences, etc.
      - a) Find out if there are still people for hire or volunteer from Christ's Church. Some might be interested in the handyman work available. Stacey has a new contact since Chris from the church has moved.
  - D. Other - NONE
- VI. Adjournment - Time: 19:05 All in Favor? Yes Opposed? No
- A. Motion - Rachelle
  - B. Second - Andrea

**Next Meeting: Wednesday, February 8th, 2023 at 18:00 at Home: Louise's Home**

Items for Follow Up:

1. Quotes for ponds bring next month - **HOMEWORK** remember to go to both finished ponds and report back which one you prefer.
2. August - Discuss removing Garland from entrance lights.
3. Floor Tile in Bathroom - Next Year possible improvement.

CARROLL CREEK HOA  
Board Meeting Minutes  
February 8th, 2023

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**Attendance:** Bob Filipucci (President), Louise Hadley (Vice-President), John Lynch (Treasurer), Camren Smith (Secretary), Rachael Bell, Andrea Henry, Connie Meyer, and Stacey Morrow (Above & Beyond)

**Absent:** Ed Goebel & Mike Schenk

- I. Call Meeting to Order - Time: 18:05
  - A. Motion to Call Meeting to Order: All in Favor? Yes Opposed? No
    1. Motion - Louise
    2. Second - Rachael
- II. Review and Approve Meeting Minutes from January 11th, 2023
  - A. Questions/Comments - Louise requested to have a section in the minutes for absent board members and Stacey would like a copy of the original minutes sent to her without the attachments so she can forward on to put on the HOA website.
  - B. Motion to Approve January's Minutes: All in Favor? Yes Opposed? No
    1. Motion - Louise
    2. Second - Connie
- III. Financials - January 2023
  - A. Checking - \$37.17
  - B. Savings - \$74,919.43
  - C. Accounts Receivable - \$2,562.75, For 10 Lots. All are in Collections
  - D. Questions/Notes: Stacey pointed out that due to the low checking balance, funds may need to be moved from savings temporarily until HOA Dues start coming through. We reviewed a snow removal bill (\$270) for a portion of common ground sidewalks that needed to be cleared during the last snowfall. Bob questioned the amount being too high and Stacey mentioned that she was going to discuss with Triscap the cost and find out if they came out twice and see what they charged last year for similar work. After this season, the board will discuss better options for snow removal for the '23-'24 winter season. Stacey is going to send a copy of the invoice to the HOA board members.
  - E. Motion to Approve January Financials: All in Favor? Yes Opposed? No
    1. Motion - Andrea
    2. Second - Louise
- IV. Old Business:
  - A. Pool Improvements for 2023

1. Ceiling fans in the pool restrooms are \$300 each. Motion was approved through email to repair both fans. If current fans can be repaired, that will be done rather than the cost of replacing them.

B. Pond Quotes

1. New quotes passed out. Went through the locations of repairs to show what needs to be done. New total is \$36,980.00 with a fifth quote added to the grand total. Brad gave a discount if the board accepted multiple quotes. Andrea brought up the idea of Beth coming to the next meeting or calling in to discuss Beth's meeting with Brad regarding the pond repairs. Bob wants to know when Brad wants to start the repairs. Stacey will find out.
2. Motion to Accept Pond Repairs: All in Favor? Yes Opposed? No
  - a) Accepting original four quotes at discounted prices (\$28,350.00) and tabling fifth quote (\$8,630.00) upon further review.
  - b) Motion - John
  - c) Second - Rachael

C. Preserve Trees

1. Stacey showed that we still have capital money to add trees at the Preserves. She suggested three specific trees that run approximately five hundred dollars a piece (White Pine, Norway Spruce, & Autumn Blaze Maple). Originally ten trees were discussed but now six trees are preferred. Also discussed locations to consider roots and line of sight for residents. Eel Blue River, Triscape, and Fort Wayne Trees will be called for prices.
2. Motion to Have Six Trees Quoted: All in Favor? Yes Opposed? No
  - a) Motion - Camren
  - b) Second - Connie
  - c) Specific Trees with prices from the three above locations will be approved by the board in March.

D. Other - N/A

V. New Business:

A. Kids Harassing People/ New Owners

1. HOA can't do anything for this due to it being a police matter. Kids have been throwing water bottles and yelling at other residents walking by on the sidewalk. Bob offered the resource officer's number: 449-7795
2. Andrea brought up the difficulty to find information and numbers on the HOA website. Connie will go through and refresh the contact numbers we have listed on the site to make sure everything is currently active.

B. Lot L41/ResCare - Roof & Other Nuisances

1. Stacey stated that ResCare takes care of this property. The owner, Chuck, told Stacey to go through ResCare to get issues fixed. Stacey will send a notice to owner, ResCare, and the residents living in the home to come up with a plan for fixing the requested repairs. This plan is due in 30 days.
2. Also noted to give the neighbors the contact info to the Bureau of Developmental Disabilities Service to put in complaints for the issues regarding the home. Also, to contact the sheriff's office for the smell of marijuana coming from the home since that activity is still illegal in Indiana.
3. Further notices and follow ups will continue until home is back in livable conditions.

C. Newsletter

1. ONLINE ONLY

- a) Improving with tabs on the website
- b) Andrea is working on this coming Newsletter
- c) John brought up that he believes that newsletters have to be printed in the covenants. Stacey will look into this and confirm.

D. Other - N/A

VI. Adjournment - Time: 19:25

A. Motion to Call Meeting to Adjourn: All in Favor? Yes Opposed? No

1. Motion - Camren
2. Second - Andrea

**Next Meeting: Wednesday, March 8th, 2023 at 18:00 at John's Home**

Items for Follow Up:

1. March - Deciding on which trees to buy for Preserve's pond location.
2. March - Lot L41/ResCare Review action plan for improvements.
3. March - Fifth pond quote. Board needed more information.
4. March - Newsletters - Can we do online only or do we need to print and pay for stamps?
5. May - Discuss '23-'24 snow removal options.
6. August - Discuss removing Garland from displays for Holiday lights 2023.
7. October - Discuss floor tile in pool bathroom replacement.

CARROLL CREEK HOA  
Board Meeting Minutes  
March 8th, 2023

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**aAttendance:** Bob Filippucci (President), John Lynch (Treasurer), Camren Smith (Secretary), Rachael Bell, Ed Goebel, Mike Schenk, and Stacey Morrow (Above & Beyond)

**Absent:** Louise Hadley (Vice-President), Andrea Henry, and Connie Meyer

- I. Call Meeting to Order - Time: 18:05
  - A. Motion - Camren
  - B. Second - Ed
- II. Review and Approve Minutes for February 8th, 2023 - All in Favor? Yes Opposed? No
  - A. Questions/Comments - Bob asked if we have a date set for Andrea to finish the electronic newsletters. Bob will email Andrea to ask and Stacey said we need something within the next week to get them sent out.
  - B. Motion to Approve Minutes
    1. Motion - Rachael
    2. Second - Ed
- III. Financials - March 2023
  - A. Checking - \$1,659.74
  - B. Savings - \$68,920.53
  - C. Accounts Receivable - \$2,527.75 For 9 Lots. All are in Collections. Next month will be different due to the Dues that came out in February for the 2023 Year. Bob suggested not having a list printed for each of us next month due to how many will be on the list.
  - D. Questions/Comments: Discussed Dues. The dues are now \$250.00 but if you pay through paypal it will be \$262.50 due to their fee charges. Should all be set up and ready for homeowners to pay. Ed asked about the snowblowing charge we discussed in February's meeting. Stacey found that it was multiple clearings and a rate increase. Stacey looked through the spreadsheet and found an overcharge and we did get a credit of \$600+. Stacey also told triscape that 26 mowings is all we agreed on and any more needs to be approved by the HOA prior to starting work.
  - E. Motion to Approve Financial
    1. Motion - Camren
    2. Second - Mike
- IV. Old Business:
  - A. Pool Improvements for 2023 – In Process
    1. DOH advised drain covers need to be replaced this year, Todd scheduled. Needs to get done prior to filling the pool. Pool bathroom updates are paused due to cold weather but stalls should be done just waiting to finish hallway flooring Todd wants to get new chairs again this year and Stacey

will find out how much we have in budget roughly \$2,500 in budget and the chairs run \$150 each.

- B. Pond projects 2023 – Brad Keefer approved, start end of March/April - Starting about three weeks out and Brad was good with the prices with doing only the four ponds and prices are still good so Stacey is getting him the 50% deposit
  - 1. Review maps for letters
    - a) Stacey wants to get letters out to residents near the pound improvements to let them know what is going to happen.
    - b) Brad is only doing three ponds
    - c) Bob said he liked the letters last year and wants to do something similar this year.
- C. Preserve Trees Spring 2023 – Quotes: Blue River Nursery and Triscaple - Got a quote for Triscaple but not for Fort Wayne Trees. Blue River was \$4,704.29 for 6 trees. Bob wants Stacey to get a quote from Fort Wayne Trees and wants to find out about warranties. Ed made a motion to go with Blue River if there is a year warranty and Racheal Second. The overage of \$204.29 will come from Landscape/Grounds.
- D. Lot Exterior Maintenance – Drive thru April, discuss at April meeting, letters to follow - Stacey wants us to do the drive through for improvements of the neighborhood homes. Last year Louise and Beth did the drive by and last year it generated positive improvements in the neighborhood. Ed said a second letter needs to be sent to lot 50 in Preserves regarding fences. First year was a warning and repeat offenders get warnings and needs a plan. Rachael stated there is a roll of carpet in the street near Rouvlet no action needed as of now but will get brought up next month. Louise and Camren are doing the Lakes of Carroll Creek. Ed is doing the Preserves and Rachael and Bob will do the Carroll Creek area. ACI map Have done by the April Meeting
- E. Lot L41 / ResCare -Roof - Contacted Stacey about getting quotes for the Roof and she reminded them that they have to have arch approval sent in to the arch committee.
- F. Other - Online only newsletter covenant question from last month. Stacey, Bob, and John all looked and couldn't find anything that we couldn't do online only.
- G. Motion to Approve Old Business
  - 1. Motion - Camren
  - 2. Second - Mike
- V. New Business:
  - A. Open Meeting - Contact at the Highschool and it's typically the third Thursday (April 27th) at 7pm. Request for the first floor to avoid issues needing an elevator. Ed motioned to have the semi-annual meeting at 7 pm on April 27th and have the monthly meeting an hour prior. Mike second.



- B. Ed brought up that he can't do the letter boards due to not being able to stand very long and is requesting someone else take over that.
  - C. Bob brought up that the new homeowners need to continue to be notified that they can't use the pool.
  - D. John wanted to ask if we have any rules about the german shepards that swim in the pond next to his home on Rivulet. Bob doesn't think there is anything we can do about it so no action at this time.
- VI. Motion for Adjournment - Time: 19:07
- A. Motion - Camren
  - B. Second - Rachael

**Next Meeting: Thursday, April 27th, 2023 at 18:00 at Carroll High School**

Items for Follow Up:

1. April - Find exact numbers for chair budget and cost each.
2. April - HOMEWORK - Drive thru for home improvements..
3. May - Discuss '23-'24 snow removal options.
4. August - Discuss removing Garland from displays for Holiday lights 2023.
5. October - Discuss floor tile in pool bathroom replacement.

CARROLL CREEK HOA  
Board Meeting Minutes  
April 27, 2023 at 6:00pm

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Present: Bob Filipucci (Pres), Louise Hadley (VP), John Lynch (Treas), Rachel Bell, Andrea Henry  
Absent: Camren Smith (Sec), Ed Goebel, Connie Meyer, and Mike Shenk

- I. Call meeting to order – Andrea called to order at 6:00pm, Louise second.
- II. Review and Approve Minutes for 3-8-23 – The board wanted more time to review. Per Bob, advise of any corrections by Sunday and approve via email. All agreed.
- III. Financials – March 2023
  - a. At the end of March, checking at \$44,545.19, savings at \$56,246.53
  - b. Income: As of April 27<sup>th</sup>, \$70,750 in outstanding receivables, which is 283 homes or 44% of the HOA.
  - c. Expenses: Not many bills up through April, other than management fees and utilities. Lawncare and Pond maintenance have begun. Brad Keefer has completed the pond projects, which came out of Savings.
- IV. Old Business
  - a. Pond projects 2023 - completed
  - b. Pool hallway – There are delays due to the weather. To properly dry, temperatures need to be above 50 degrees and hold in the 50s. The rainy weather is also impacting this outside project. With the pool opening in process, Stacey is working with Todd and Grim to coordinate things.
  - c. Pool Furniture – Bob has looked at Menards (\$128) and Costco (\$198). The new AtHome store had poor quality choices, and they had to be put together. Pool Improvement budget is \$4500. Bob is still looking at options and welcomes suggestions. Overall, everyone would prefer they are pre-assembled.
  - d. Preserve Trees Spring 2023 – Triscap approved. Stacey did not receive an installation date but will check in with Triscap.
  - e. Lot Exterior Maintenance – review board reports. Rachel, Bob, and Louise completed their reports. With others not yet completed, the board would like to discuss this at the May board meeting which is in two weeks.
  - f. Trees on Bethel – from October open meeting. Bob shared pictures of the trees. It is more visible as to which trees are dead and half dead. The trees should be assessed to determine what needs done. The board offered the following vendors to help with removal services: Tony Bricker (Sheldon’s Tree Service) 260-715-3700, Maher Tree Service, and We Care Moore. These companies may not be arborists to determine tree viability, but Stacey will work on getting assessments and quotes.
  - g. Other – none
- V. New Business
  - a. Open Meeting tonight – proxy count at 39, and 10% quorum is 64. There is no business to be voted on tonight.
  - b. Newsletter – Andrea advised that her schedule has not allowed time for the newsletter task, and editing or using the existing layout document has been problematic. Stacey will

have her assistant help create the newsletter, using similar recurring content, but the board should advise of other content wanted.

- c. **Huntertown Garage Sale – May 4, 5, and 6.** The board would like to have Chris Eastman put out the signs. Bob will get them out of the pool storage. Stacey will reach out to Chris to coordinate. Changing the message boards is not critical because the big signs go out, plus this is a Huntertown-wide event.
  - d. **Other**
    - i. **Accident on Wandering Way –** There was a domestic disturbance that resulted in a truck leaving a home and plowing over a mailbox stand. Per the crash report, the owner of the vehicle fled the scene, so nobody was named. Per the report, a parked vehicle in driveway had a mailbox fly into their back windshield. Stacey reached out to that owner for additional information, and just got the address of where the truck came from. A letter will go to that homeowner to begin communication, but as of right now we do not know exactly who the culprit is. Chris Eastman was immediately called and set up a temporary stand. He will be getting us a quote and the board will move forward with the necessary repairs.
    - ii. Stacey advised that she has not yet asked Nick to update features on the website. She would like to send him a concise list of changes to be made. Please review the website and advise of everything to be changed at one time.
- VI. **Adjournment –** Louise motion to adjourn at 6:50, and Rachel second.

**Next Meeting: Wednesday, May 10, 2023 at 6pm, at Andrea’s home**

Action Items:

1. 2023 Spring – Bethel Rd trees r&r
2. 2023 Spring – Lot Maintenance letters
3. 2023 August – discuss removing garland from entrance lights
4. 2024 Snow removal options
5. 2024 project – Pool restroom tile

Submitted by Stacey Morrow, Community Manager

CARROLL CREEK HOA  
Board Meeting Minutes  
May 10th 2023

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**Attendance:** Bob Filipucci (President), John Lynch (Treasurer), Camren Smith (Secretary), Ed Goebel, Andrea Henry, and Stacey Morrow (Above & Beyond)

**Absent:** Louise Hadley (Vice-President), Rachael Bell, Connie Meyer, and Mike Schenk

- I. Call Meeting to Order - Time: 18:05
  - A. Motion - John Lynch
  - B. Second - Andrea Henry
- II. Review and Approve Minutes for April - All in Favor? Yes Opposed? No
  - A. Questions/Comments - Andrea brought up changing previous minutes to remove board members addresses. Camren brought up changing our yearly dues to monthly HOA fees but it is more cost effective for us to have a once a year charge.
  - B. Motion to Approve Minutes - With Edits
    1. Motion - Camren Smith
    2. Second - Andrea Henry
- III. Financials -
  - A. Stacey discussed past due HOA fees. We are at \$32,725. Late fee is 18% or \$45.00 and after a month they will get charged the interest.
  - B. Checking - \$78,362.75
  - C. Savings - \$42,072.45
  - D. Accounts Receivable - \$71,463.62
  - E. Questions/Comments: We discussed giving a letter out warning of the interest charge for late payments but Bob didn't want to charge the HOA for this cost. We discussed the damaged mailbox that was replaced and a letter will be sent to the homeowner regarding damages. The individual who damaged the mailbox isn't a resident of Carroll Creek.
  - F. Motion to Approve Financials
    1. Motion - Camren Smith
    2. Second - Andrea Henry
- IV. Old Business:
  - A. Open Meeting - Short 14 Proxies
    1. Now 13 Proxies
  - B. Pool Hallway - Completed Tuesday
    1. Looks good and then we will re discuss the tile in the bathroom for next off season.
  - C. Pool Furniture - In Process of Sourcing to Purchase

1. Bob is looking up ideas on keeping chairs from damaging due to the chemicals. He is going to experiment with fixing the broken ones. The new chairs would be assembled but they are a different color. Purchasing the ten would be \$1,490.00. Will move chairs out and move the rusty older ones to the outer side of the pool fence so they don't get used as often to lessen the chance of injuries.
- D. Trees on Bethel - Stacey is Working on Getting Vendors
1. Stacey is having Triscap look at the trees by Bethel to see if they can save the trees or see if they need to be removed/replaced.
- E. Lot Exterior Maintenance – Review Board Reports
1. Stacey handed out reports. Ed needs to do the Preserves. Ed brought up the fence near his home and they tried last year and no response but will resend notice of repairs needed.. We discussed the format of these letters and the consistency that needs to happen as it comes to faded paint, power washing, etc. We discussed the requirements of the Architectural change form and what types of work needs the form to be completed.. Stacey is going to send out the letters regarding the requested repairs.
- F. Website Modifications
1. Discussed starting a small committee or individuals to update the HOA website.. Minor things need to be done and modify the website. Ed is going to look at the architecture stuff and clean up that section. Changing the photos on the website along with updating the tabs. Consolidate the minutes and get them on the website as well.
- G. Other - Discussed changing the entrance signs to bulk pickup and pool opens - Camren will get them changed. Discussed when the pool opens and to remove the closing date for the pool. Heater also didn't need to be replaced. Drain cover is also completed and the pool inspection is going to be this week. Ed noticed the preserve sign regarding the garage sale and wants to fix the sign so then they can change it 90 degrees depending on cost.
- H. Motion to Approve Old Business
1. Motion - Camren Smith
  2. Second - Ed Goebel
- V. New Business:
- A. Newsletter Drafted by Beth
  - B. A/R Process with ABCM

- C. Other - Thistle growing up in the preserves main entrance and recommends it getting removed. Carrol Creek has a dead juniper. The main entrances can be looked at to see about fixing them up. Time to replant some of the plants in the entrances. Bob will be getting photos of the main entrances to Stacey.
- VI. Motion for Adjournment - Time: 19:10
- A. Motion - Camren Smith
  - B. Second - Andrea Henry

**Next Meeting: Wednesday, June 14th, 2023 at 6 PM, Location: TBD**

Items for Follow Up:

- 2023 July - Discuss Photos of Main Entrances
- 2023 Spring - Bethel Rd, R&R
- 2023 Spring - Lot Maintenance Letters
- 2023 August - Discuss Removing Garland from Entrance Lights
- 2024 Snow Removal Options
- 2024 Project - Pool Restroom Tile

CARROLL CREEK HOA

Board Meeting Minutes

June 14th, 2023 at 18:00

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**Attendance:** Bob Filipucci (President), Louise Hadley (Vice-President), John Lynch (Treasurer), Camren Smith (Secretary), Ed Goebel, Connie Meyer, and Stacey Morrow (Above & Beyond)

**Absent:** Rachael Bell, Mike Schenk and Andrea Henry

- I. Call Meeting to Order - Time: 18:03 - All in Favor? Yes Opposed? No
  - A. Motion - Louise
  - B. Second - Camren
- II. Review and Approve Minutes for May 2023 - All in Favor? Yes Opposed? No
  - A. Questions/Comments - Stacey mentioned to Camren to add All in Favor/Opposed to all Motions in minutes to confirm that went anywhere. There needs to be a discussion and make sure there is a majority order.
  - B. Motion to Approve Minutes - All in Favor? Yes Opposed? No
    1. Motion - Louise
    2. Second - John
- III. Financials -
  - A. Checking - \$96,581.65
  - B. Savings - \$42,073.19
  - C. Accounts Receivable - \$23,723.67
  - D. Questions/Comments: No Questions or Motion
- IV. Old Business:
  - A. Open Meeting - Still short 13 proxies; We haven't closed the meeting but need to try and get additional proxies.
  - B. Trees on Bethel - Tabled the tree discussion because looking for more estimates and wanted to get someone like Tony to see if the tree is able to be saved.
  - C. Pool - \$4.80 per chair on the rusty feet to repair the damaged chairs. Ten more chairs got purchased prior to fixing the old chairs. Haven't determined the cost of heating the pool to 83 degrees. And determine to turn it up or remove it. Discussed the removal of the chain at the entrance of the pool along with adding signs to the parking lot stating that the lot is for pool users only. Discussed removing the locks on the doors in the bathrooms or disable the locks on the doors. Discussed get a lifeguard but quickly decided against this due to liability and cost issues.
  - D. Website Modifications/Rebuild - Nick will be designing a free website in August. We have to stay with their timing so we can't wait. Bob requested two people to help Nick directly with improving the website. Beth was mentioned and Connie

and Camren agreed to help as well. The current website is 10 years old and will need to be fixed.

- E. Damaged Mailbox Stand/Wandering Way - Still no Response. Will have the 15th to pay the bill on damage so if Stacey doesn't receive anything by the 20th then a second letter will be sent with legal action afterwards. No police report updates.
  - F. Other - Ed stated that all maps are located on Google Drive.
- V. New Business:
- A. Architecture Violations
    - 1. How much time is allowed to remove/correct matter? Letter sent to contact Stacey within 10 days and then a reminder letter after one month and then on the third warning threaten legal action to get a response.
    - 2. Free Standing Poles - Safety Lights are allowed but free standing poles with clothes lines or lights are not allowed.
    - 3. Make it a vote in the Architecture Committee to agree if something like a pergola or free standing pole should be agreed on by the committee. Allow the committee to decide if the structure is appropriate for our neighborhood. To keep it tasteful. Rather than having a hard and fast rule.
    - 4. Louise requested to see if there is a way to look at previous approved or denied Architecture Request Forms.
  - B. Owner Concerns
    - 1. Lawn/Landscape Damages reported/Winding River - Homeowner stated that someone came into her yard and destroyed her property and mowed over plants and bushes. Bob stated that this was a police issue and that a report should be made by the homeowner. Triscape didn't cause the damage.
    - 2. Weeds in Rip Rap - Owner Concern/Charger Ct. - Triscape is not specifically doing the weed removal in the rip rap. It currently is not covered by anybody. It would be costly to have Triscape do all of the rip rap in the neighborhood. With the low amount of complaints we are not going to have Triscape do this work or plant grass seed. If there are some dead patches most likely it's due to the weather.
  - C. Mailbox Painting - Ed Kelker is painting some mailboxes. He asked the board to get more paint and Bob told him we would take care of it.
  - D. Other - Stacey action item on Carroll and Bethal and lakes entrance. Granite Ridge damaged a bunch of utility easement that Carroll Creek mowed. They brought in the straw but never spread it and then fixed the area.
- VI. Motion for Adjournment - Time: 19:30 All in Favor? Yes Opposed? No
- A. Motion - Camren
  - B. Second - John



**Next Meeting: Louise's home. July 12th, 2023 at 18:00**

Items for Follow Up:

- 2023 August - Discuss Removing Garland from Entrances
- 2024 Snow Removal Options
- 2024 Project - Pool Restroom Tile

CARROLL CREEK HOA  
Board Meeting Minutes  
July 12th, 2023

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**Attendance:** Louise Hadley (Vice-President), Camren Smith (Secretary), Rachael Bell, Ed Goebel, Connie Meyer, and Stacey Morrow (Above & Beyond)

**Absent:** Bob Filipucci (President), John Lynch (Treasurer), Andrea Henry, and Mike Schenk

- I. Call Meeting to Order - Time: 18:05 All in Favor? Yes Opposed? No
  - A. Motion - Louise
  - B. Second - Ed
- II. Review and Approve Minutes for - All in Favor? Yes Opposed? No
  - A. Questions/Comments - Fixed Ed Kelker's last name.
  - B. Motion to Approve Minutes All in Favor? Yes Opposed? No
    1. Motion - Ed
    2. Second - Rachelle
- III. Financials -
  - A. Checking - \$87,962.40
  - B. Savings - \$42,073.89
  - C. Accounts Receivable - For 46 Lots. All are in Collections.
  - D. Questions/Comments: Ed asked about a charge for a bad check but it was a credit rather than a debit. Anyone that has not paid was sent to collections. 30-40 was sent to collections. We didn't waive any late fee that was requested.
  - E. Motion to Approve Financials All in Favor? Yes Opposed? No
    1. Motion - Ed
    2. Second - Camren
- IV. Old Business:
  - A. Open Meeting - Still short 13 proxies; Do we want to close Meeting? Moved to August since Bob and others weren't here. Email chain blast of our community doesn't help because it doesn't reach everyone.
  - B. Trees on Bethel - Update - Tony Bricker (arborist) will be looking at the trees Tuesday and will send a quote to Stacie. Triscape wants to just remove the trees but Tony will know if they are salvageable. Other places are two weeks out.
  - C. Pool Parking Sign - We discussed what the bollards are made from. Bob through text recommended using straps so we don't have to screw into the posts. Louise made a motion to hang signs on the bollards with metal clasp straps suggested by Bob. Ed seconded the motion. All in favor. No opposed. Both will be placed on the bollards. We discussed one on the building and one on the bollard but in agreement we decided both on the bollards. Sign wording was approved through email.

- D. Website Modifications/Rebuild Due July 31st - Beth, Connie, and Camren met at Connie's house. List of changes were mentioned. Photo modifications, links, condensing items that are repeated etc. Camren showed the other members from his computer the current site and walked through the list of items to discuss what we went through. The list of items are attached to these minutes. Ed is going to go through the architectural items on the webpage. He will also go through which lots and which covenants are associated with each property to help homeowners find their covenants. Connie motioned to approve revised updated notes on the website and Rachelle seconded. All approved. No opposed.
- E. Damaged Mailbox Stand/Wandering Way - Not notified that check is in but the culprit is putting a check in the mail to repair the stand and the mailboxes. Insurance didn't work out so the stand will be paid out of pocket.
- F. Other - 12326 Tumblebrook Ln still needs to get an architectural form regarding the campfire post addition along with the driveway and small fence to block their trash cans. They have not gotten ahold of Stacey so Camren will drop off the architectural form along with a note to the homeowners directly after this meeting. Lancia Properties owns the home at 12010 Tapered Bank Run with the "chicken coop" looking screened porch. They are not aware of this modification and were given 30 days to remove the structure. Stacey let them know that they need to turn in an architecture form for approval if they do want a screened in porch in the future. Granite Ridge regarding the bales of hay along Carroll rd on the north side entrance of lakes of Carol Creek. Ed is going to see if they have been removed.
- G. Motion to Approve Old Business All in Favor? Yes Opposed? No
  - 1. Motion - Camren
  - 2. Second - Rachelle
- V. New Business:
  - A. Fallen Tree on Pond/Wandering Way - Tony Bricker is going to look at it. Also sent to Triscape. Would cost too much to transplant it at a different location. Connie stated that this tree fell over around a year and a half ago.
  - B. October Open Meeting - Plausible 26th of October Alt being that Monday the 23rd.
  - C. 2024 Budget - Improvement Projects - Should we bring Beth in to discuss future pond work? She led the research on the previous pond improvements. U shaped pond riprap and do some clean up on multiple other ponds and erosion management. This is tabled for August and it was discussed to see if Beth can join us. Tile removed in bathroom at Pool is also considered for 2024 budgets.
  - D. Other - Louise will not be at the next meeting due to recovering from surgery. Louise told Stacey about the damage on the door latch in the bathroom. Need an estimate to change up the sign for each entrance and budget them individually. Ed

is going to send photos. This will help us decide on what needs to be changed. Bill on the heated pool came in at \$535.00/month. We will have money leftover in the pool for the added price of heat cost. We will discuss this next month on whether or not we keep the pool heated for the 2024 season. Change entrance signs to pool hours and a new newsletter. Bob ended up buying some pool chairs and fixed some others. Grim Construction quote for textures slab to make it less smooth and less likely for people to fall at the pool entrance.

- VI. Motion for Adjournment - Time: 19:30 All in Favor? Yes Opposed? No
- A. Motion - Camren
  - B. Second - Connie

**Next Meeting: Connie's Home. August 9th, 2023 at 18:00**

Items for Follow Up:

- 2023 August - Discuss Removing Garland from Entrances
- Pond Committee Update
- Pool Entrance Signs - Who's installing them?
- Discuss Options for Pool Heating
- 2024 Snow Removal Options
- 2024 Project - Pool Restroom Tile

CARROLL CREEK HOA

Board Meeting Minutes

August 9th, 2023

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**Attendance:** Bob Filipucci (President), Louise Hadley (Vice-President) via phone, John Lynch (Treasurer), Camren Smith (Secretary), Rachael Bell, Andrea Henry, Connie Meyer, Mike Schenk, and Stacey Morrow (Above & Beyond)

**Absent:** Ed Goebel

- I. Call Meeting to Order - Time: 18:00 All in Favor? Yes Opposed? No
  - A. Motion - Andrea
  - B. Second - Mike
- II. Review and Approve Minutes for July - All in Favor? Yes Opposed? No
  - A. Questions/Comments - No questions or comments. If there are any please email Camren.
  - B. Motion to Approve Minutes
    1. Motion - Connie
    2. Second - Camren
- III. Financials -
  - A. Checking - \$75,340.63
  - B. Savings - \$42,074.61
  - C. Accounts Receivable - For 25 Lots. All are in Collections.
  - D. Questions/Comments: About \$500/month to heat the pool. Set at 83 degrees. Budgeted for \$1,200 but at the current rate the cost is sitting at \$2,000. September 17th being proposed as the close date. Motion: Louise Second: Camren All in Favor? Yes. Opposed? No. Pool closes on the 17th. We will also cast a vote in the semi-annual meeting to keep the pool open later and whether or not to heat the pool next season. We will present to the membership the extra cost of keeping the pool open later and with the addition of the heat. Add the date of closing to the entrance signs as long as it is okay with Todd.
  - E. Motion to Approve Financials All in Favor? Yes Opposed? No
    1. Motion - Camren
    2. Second - Mike
- IV. Old Business -
  - A. Open Meeting - Still Short Proxies; Want to Close Meeting? Yes we will close the open meeting in a short meeting following the August closed meeting.
  - B. Trees on the West Side of Bethel - Bob suggested Sycamore since the quotes seem to be quicker at getting quotes back. Sycamore will be out to look at these trees and give a quote. Bricker is ten weeks out on giving a quote. Tony Bricker works with Sheldon. Stacey will also try to find others to get back to us sooner. Tabled

for September. Stacey sent them photos along with a brief explanation of what needs to be done.

- C. Fallen Tree on Pond/Wandering Way - Stacey will also have this tree looked at with the others when they are on the property.
  - D. Pool Parking Sign - Stacey said they are ordered but nothing yet on delivery. Bob stated he will install them. We are going to attach both to the yellow bollards.
  - E. Website Modifications - Deadline was July 31st Bob sent the members the link to the website. Make sure there isn't a device issue. We need to review the website on different devices and give feedback. Louise brought up not needing newsletters so far back. Bob suggested keeping only the last calendar year along with the current year. Same for minutes. Only one calendar year. Review site this week. Add "new website" on entrance signs. Website will be up on the 24th.
  - F. Damaged Mailbox Stand/Wandering Way - Funds Were Recovered in July. Insurance didn't work out and he paid out of pocket. Mike stated that there is a vehicle near him that has the back window out and he doesn't think it moves. Stacey mentioned that this car can be considered run down and if they aren't using it we can let them know it has to be removed.
  - G. Other - Stacey reminded Lancia Homes of the deadline and they mentioned it with their tenants. If they don't have it done another letter will go out. This home is located at 12010 Tapered Bank Run. There is a home in the Preserves that has fence posts but the fence was taken down. Stacey reached out to the owner (Dan) and he stated he was going to remove the posts since he isn't replacing the fence. It has been over fourteen days and the posts are still up. Stacey sent him a letter letting him know that we need to get those removed as soon as possible. With Bob's help, the house located at Cliff View Court, the cubby hole that was created with the design of the fence being attached to the house has been approved. We can't do anything about it due to it being over 30 days. 12326 Tumblebrook Lane projects have all been approved at this point.
  - H. Motion to Approve Old Business All in Favor? Yes Opposed? No
    - 1. Motion - Mike
    - 2. Second - John
- V. New Business -
- A. Removing Garland from Entrance Lights - Garland didn't get fluffed all the way up and Louise thinks it could be better looking. Use LEDs over traditional lights. Bob proposed keeping Garland and removing the lights. Chris can also fix any electrical issues but is it worth it? Andrea mentioned getting battery operated lights rather than dealing with the electrical outlets. She also recommended tabling the decorations for next year. Bob suggested bringing this as a topic in front of the open meeting in October. Chris charged \$200 to install the decorations. Stacey will reach out and see if he is willing to do it again. Louise

proposed not to have any garland with lights or reefs. Mike and Camren proposed keeping the decorations for this year and then buy new ones after the holiday to get it at a discount. We tabled this for September to have ideas of what to do. We won't be bidding this out to have a company come out to decorate the signs because the price would be astronomical. Chris will put them up if he would be able to and then the members will take them down. Stacey mentioned that we can always venture into renting a storage unit and then we have the option to keep it climate controlled. That is an option but only after figuring out decorations.

#### B. 2024 Budget

1. Lawn Care - Triscape thru 2024 - We will see about a 3% increase in billing from Triscape. Bob is noticing Triscape is still cutting areas that are not ours to do. Stacey is going to check and see how many cuts Triscape is at. No complaints from members and homeowners for Triscape. Andrea brought up that they seem to come out and cut regardless if there is a dry couple of weeks. This is the second contract with Triscape. Camren brought up the cost and what we can do to lower the price. Bob is going to send him the information of the past bids. Stacey mentioned that there is a learning curve for a new lawn care company. Bob mentioned that fertilizing is a big cost of lawn maintenance.
2. Ponds - Jones Fish Renew - They inform us when they are out and what they do. No complaints from homeowners. Stacey said they are very proactive. Annual contract. Installments payments. Andrea recommended quoting Amurs (Grass Carp) in the ponds to see if they will help the ponds. Mike Motioned and Rachael Seconded renewing their contract with max 3% contract increase. All Approved No Opposed.
3. Snow Removal - Triscape thru 2025 - Pond going into the preserves and they come out and shovel it off. They currently come out with 2" or more. Stacey is going to find out if we can get out of the contract. The contract doesn't state an exit charge.
4. Pool - Continue with all Vendors used Currently, No Contracts
  - a) Heating will be discussed in the semi-annual meeting.
5. Improvement Projects
  - a) Ponds - Brush Clean Up/ Rip Rap - Potential need to add weed maintenance to the lawn care. Bob suggested doing it as needed and having an HOA member doing the work. Bob said he would do that. Triscape was the one to do that work. Brush cleanup will be continued but we are going to table doing more riprap. Stacey will get the account review for what we are allowed to spend. Louise will reach out to Beth regarding her thoughts since she was the head of the pond committee.

- b) Bathroom Floors - Grim Construction hasn't got the quote back.  
Tabled for September
- c) Landscape Entrances - Tabled for September
- C. October Semi-Annual Meeting - Monday October 23rd or Thursday October 26th  
at HS - Stacey will request a room and directions on how to get to it.
  - 1. Raffle Idea - Gift Cards; Gas, Grocery, Restaurants, Local Donations (No Alcohol) - Ideas thrown out but nothing set in stone.
- D. Annual Mailer Due to Mail Out by October 2nd (21 Days Ahead)
- E. Other - Todd repaired the door in the men's restroom. Bring up in the annual meeting that roads in our community are repaired by Huntertown and to bring up grievances to them. September will be the month to discuss all the big numbers. Stacey mentioned the annual board. Our membership is up every year for reelection. Let Stacey know if you want to continue or if you want to be done.
- F. Motion for Adjournment - Time: All in Favor? 19:30 Yes Opposed? No
  - 1. Motion - Andrea
  - 2. Second - Mike

**Next Meeting: Wednesday the 13th of September at Louise's House at 18:00**

Items for Follow Up:

- Holiday Decorations
- Landscape Entrances
- 2024 Budget



CARROLL CREEK HOA  
Board Meeting Minutes  
September 13th, 2023

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**Attendance:** Bob Filipucci (President), Louise Hadley (Vice-President), John Lynch (Treasurer), Camren Smith (Secretary), Rachael Bell, Ed Goebel, Andrea Henry, Connie Meyer, and Stacey Morrow (Above & Beyond) Beth Clouser (Guest only through line item II)

**Absent:** Mike Schenk

- I. Call Meeting to Order - Bob called meeting to order at 18:01
- II. Guest: Beth Clouser - Pond Committee
  - A. Recommends using Jone's Fish to spray for weeds. It may be cheaper than Triscape.
  - B. We preferred Brad Keffer to do the pond work over Triscape
  - C. Beth recommends doing the southeast (#4) pond first due to complaints from neighbors. The pond is at the corner of Bethel & Carroll. Beth recommends riprap and clean up brush around this pond.
  - D. Next pond will be the North West Pond (#3). This pond just needs to be cleaned up.
  - E. Stacey stated that she hasn't gotten a lot of complaints from ponds besides the riprap job from Triscape.
  - F. Bob clarified Lakes #4 for riprap and drains then brush work on the big pond and then possibly do the north west pond. Finally finish spill ways of #5. Leaving #6&7 which are north of the Lakes until the new development is done.
  - G. Last year we spent \$33,500 for brush clean up and two ripraps. This year we spent \$29,000 on similar work.
  - H. Beth left and we started the closed portion of our meeting.
- III. Review and Approve Minutes for August 2023
  - A. Questions/Comments - No Comments
  - B. Motion to Approve Minutes All in Favor? Yes Opposed? No
    1. Motion - Connie
    2. Second - Rachael
- IV. Financials -
  - A. Checking - \$65,027.95
  - B. Savings - \$42,075.33
  - C. Accounts Receivable - \$7,701.17 For 17 Lots. All are in Collections.
  - D. Old Judgment Received - Urberg Law Office used to handle the Carroll Creek collections prior to ABCM. Urberg notified ABCM in an email with a list of accounts that have been filed for judgment but no collections have occurred to date. Three got sent to Perry Law Office and the other four still own their home so

a property lien has been sent to the homeowner and will need to have an appearance in court. This will be clarified by Stacey what the board needs to do.

- E. Questions/Comments: Ed asked for further details on the above email. Louise asked Stacey to clarify with Crystal what is meant by, "Appearance will need to be filed with court".
  - F. Motion to Approve Financials All in Favor? Yes Opposed? No
    - 1. Motion - Louise
    - 2. Second - John
- V. Old Business:
- A. Trees on West-Side of Bethel - Work Completed - Stacey stated that there has been no complaints from the nearby homeowners. Bob didn't look to see if the mulch was removed with the trees but asked if that was part of the work involved. Bob believes the mulch is still there but he would like to get that followed up.
  - B. Fallen Tree on Pond / Wandering Way - Work Completed - Connie said the stump still remained near the pond but the stump can't be removed due to its proximity to the pond. Connie stated that it looked better.
  - C. Pool Parking Sign - Completed - Stacey didn't bring the signs with her but Louise will meet with her sometime this next month to get them from her at ABCM office. Bob previously stated that he would get them installed.
  - D. Triscape - Canceled Mowing Around New Development - Stacey will also look at the next bill and ask for some of the bill to be reduced.
  - E. Charger Ct Pond - Riprap Weeds - Bob volunteered to complete this but he won't send in any receipts because he did not buy the product just for this project. Thank you Bob for your help saving the HOA over \$1,500.
  - F. Summer/Fall Newsletter - Needs Approval. \*See Draft with Edits - Stacey gave out the newsletter shortly after last month but the ball got dropped and we didn't get this approved. We approved the edits on this newsletter so it can go up on the website. Stacey has a section in the newsletter letting our community know that we have opportunities to support our neighborhood. Ed motioned that we send the edited newsletter and have it put up on our new website so everyone can see it. Andrea seconded this and everyone was in favor. No opposed.
  - G. Other - Stacey mentioned that if anyone is interested in being on the board to let her know so then we can be placed on the ballot. Otherwise, there will be space for add-ins that are interested in joining. Camren asked how the proxy got brought up and Stacey and Louise mentioned that the board didn't use to do this but we are supposed to have a quorum in our by-laws. A member of our community brought this up in an open meeting and since then we changed and that is why the proxies are filled out so hopefully we can get a quorum.
  - H. Message board update: Newsletter notice with open board nominations for October open meeting.

- I. Motion to Approve Old Business All in Favor? Yes Opposed? No
    1. Motion - Ed
    2. Second - Andrea
- VI. New Business:
- A. Architecture
    1. CC Lot 4 - 12011 Carroll Creek Run; Request Pergola + Grandfather Pool “Shed” (2004/Developer) - Ed mentioned that in the past, pergolas or playhouses have to have at least one open side so they don’t turn into storage units. He also mentioned that we have approved similar structures in the past. Connie and Andrea brought up that new outdoor living is more readily accessible to the public and continue to express that the Architectural Committee has to look at this on a case by case basis. Stacey said that she can put in the approval letter that this structure cannot have walls. The Architecture Committee approved this with the above edits.
    2. LOCC 107 - 12010 Tapered Bank; Violation - Screen Porch/LOCC - Owner received another deadline letter and will be in contact with Stacey regarding this structure being removed.
    3. CC 54 - 3623 Charger Ct: 6Ft Fence + Grandfather Pool + Fence (2000/Developer) But Fence Looks Newer (Missing Shingles) - Bob noticed this property had a newer six foot tall fence but Bob stated that upon further inspection it did have a pool. So no issues.
    4. Preserves - Fence Posts, Status? Ed stated that the homeowner removed the fence posts and the property is looking much better.
  - B. Removing Garland From Entrance Lights - Bob stated that we can hang either illuminated, non illuminated, both or we can vote to have no holiday decor. Lousie mentioned that she would not be able to assist with hanging or taking down the decor. She did mention that she would volunteer to continue to fluff the decor to take away the flat appearance they get while in storage. She also recommends removing the garland and just having the lights around the wreaths. It would speed the hanging time and it would decrease the needed storage space. Louise motioned that we keep the wreaths and invest in some decorations for the wreaths and buy new LED lights for them. Camren asked if we would buy them this season or when they go on sale. Andrea motioned waiting and buying them after the holiday season to get them on sale. Camren seconded Louise’s motion. All in favor? 6 Opposed? 2 We usually put holiday lights up near Thanksgiving and Stacey will get in contact with Chris and see when he can put up the decor on his schedule. We need new bows, LED lights, and other potential hanging decoration items. Bob suggested that the street light repair budget only used \$925 out of the \$2000 and he wants us to consider using 500 out of that budget. Louise volunteered looking for the lights and decor during her two weeks off. Andrea

motioned reallocating \$500 from the street light repair budget line item to pay for this expense. Camren seconded and all approved. No opposed.

C. 2024 Budget

1. Lawn Care - Triscap Thru 2024 Contract will go up 3%. Over \$70,000 plus add-on charges for specific added services. Bob mentioned that we still need to look at replacing Triscap for sidewalk clearing for snow. Stacey will ask Triscap about that portion of our contract to see if we can drop.
2. Ponds - Jones Fish Renew - \$18,046.00 went up approximately 10%
  - a) Add Weed Control in Riprap? Jones Fish will be supplying a quote for this. Bob stated we have a landscape and ground line item and we might look into inflating this budget item to cover these new expenses. This budget item is currently at \$2,000 and Bob suggested bumping it to \$4,000.
  - b) Motion to Approve? Camren motioned and Rachael Seconded. All Approved and No Opposed.
3. Budget Line Items
  - a) Accounting - Bump this to \$300.00
  - b) Attorney and Legal Fees - Only recouped this year. Not changing.
  - c) Christmas Contest - Not changing but there was a printed charge in this line item and it was put in the wrong area. Stacey will change this for us.
  - d) Insurance - Bump this up to \$5,000
  - e) Management Fee - No Change
  - f) Office Supplies - No Change
  - g) Postage - Bump this up a little. Around \$1,700
  - h) Taxes - No Change
  - i) Website - Round to \$75
  - j) Landscape & Grounds Bump to \$70,000
  - k) Jones Fish Bump to \$18,100
  - l) General Repairs - No Change
    - (1) Andrea recommended repairing the mailbox by her home. The mailboxes are bad. Stacey said she would contact Chris to have him look at this set of mailboxes.
  - m) Signage - No Change
  - n) Snow Removal - No Change
  - o) Pool - Utilities will need to be increased for the cost of heating the pool. Budget \$2,000 increasing it by \$1,200. Pool permit is now \$400. Telephone - No change. We discussed changing the line item from Telephone to something that encompasses everything that

line item pays for. Ed suggested Communication. Water Test - No Change

- p) Ordinary Income will be split in half from the changes we discussed. This is with Dues staying the way they currently are. Bob stated that our capital expenditures need to be dramatically less than what we have spent the last couple of years. Bob stated that if we increase dues the max we will have approximately \$61,000 in capital expenditures this year. This is not with the added savings from this year so that 61k can increase. Set dues at \$270.00 Andrea motioned and Camren Seconded. All Approved and No Opposed.
- 4. Snow Removal - Triscape Thru 2025; New Vendor/Lower Cost Wanted – as stated before we will look into finding someone else to remove snow to try and cut down costs.
- 5. Pool - Continue With All Vendors Used Currently, No Contracts
- 6. Improvement Projects
  - a) Ponds - Brush Clean Up, Riprap - Brad will price additional pond clean up and keep areas specific so we can separate bigger ponds depending on funds. Starting with spillways on Pond 4.
  - b) Bathroom Floors - Grim Construction - This project is tabled and will be discussed in next year's budget. We discussed issues with tiles in the bathrooms.
  - c) Landscape Entrances? - Stacey mentioned that we need to figure out what we want done prior to asking for an estimate. We will put together a Front Entrance Committee to get together and discuss the landscape at the entrances. We have seven entrances. This will be a budget item for several years to come. Andrea mentioned that we should have some signs that state something like "Thank you for Visiting" to show the separation of areas for the new homes being built. Bob wanted to know if we are allocating funds for this sort of project. Stacey recommends sticking with the pond clean up to finish that project. Not stopping when we are so close.
  - d) Louise asked if there were any other problems we needed to consider with the pool. Like painting the bottom of the pool, or additional changes in the restrooms. Bob mentioned allocating 20k for capital expenditures. 15k towards ponds and 5k for entrance signs so we can get one to two entrances fixed depending on the Entrance Committee. Bob suggests allocating 15k for ponds and 5k on other projects. Stacey will get everything out to us and the community.

D. Review ABCM Contract - Pool House Renovations, Dues Current Letters, and Legal Costs - Bob had a couple of issues he wanted to discuss regarding the Above and Beyond contract. This is all from his perspective. Stacey sent us an email regarding a collection that we received but ABCM will be filling a release of judgment on our behalf for a \$100.00 fee. The fee was defined as a court filing fee for a release of judgment. That isn't correct. This \$100 was a bill to our association for a release of judgment from ABCM and it may be above and beyond what ABCM does inside their contract but it wasn't presented to the board correctly. It is definitely not a court filing fee. Bob has additional concerns with legal ramifications that Above and Beyond are acting on our behalf and then sending us bills for the work done. We are an Entity and ABCM is our agent and they cannot sign any form and file on our behalf. If ABCM does this they are practicing law without a license and then charging us on top of that just makes it worse. Bob presented a release of judgment form for Teresa Finch and the release was filed on 8/22/23 and if the attorney doesn't file this then the HOA needs to file it. Bob is concerned that ABCM is putting themselves in potential legal problems. This \$100 fee did not go to the court and instead it went to ABCM. And they didn't let Stacey or the HOA know. Bob would like to know who is signing these forms. This needs to be signed by Perry Law or a member of our Board. Bob stated he can quickly sign these forms as long as he has a case number. When ABCM took over for us they took over the Dues Current Letters. John previously handled those and he handled them for approximately 15 years prior. There is currently a doc and prep fee of \$90.00 for this letter. Bob went back to our contract and this fee isn't on the contract. Plus the whole time Bob has been on the board he has not been aware of this fee. Neither did any other board member. This form only takes approximately 10 minutes to file out for our residents. Every time a house sells in our neighborhood ABCM got \$90.00 from the seller in that home. Bob also mentioned that any monies collected on behalf of our HOA will be put in our bank account. From there, if there is a charge from ABCM then that charge should be paid by the HOA. We as a board should set that fee to our residents and then if there is a charge from ABCM then we pay it from there. For example, if ten percent of our 660 homes sell in a year's time that would mean 66 homes sell that year. At \$90.00/each we were unaware of an additional \$5,940.00 in revenue collected by ABCM. Additionally, we only had one complete quote for the pool repairs and that was by Jessica's husband. (Jessica owns ABCM) The board was also unaware of this. In the future, if Grim does bid on a project, since there is a conflict of interest, we need to get additional quotes. There was one other quote but it wasn't for everything we were wanting for this project. Bob would like to discuss with Jessica about what's mentioned above. Stacey said that she would get in contact with her and schedule

a meeting. Bob received a request for a dues current letter from our old gmail email account. Bob charged \$45.00 as a fee for creating this form and sending this to the homeowners. Signed by him as the President. Ed asked John if he used to fill out this form or send this form. John did both on behalf of the HOA. He also did this free of charge to the homeowners selling their home. Bob would like to know how many times this fee has been opposed on our selling residents and he also demands that it be spelled out in any future contract along with any other fees. He feels that this is a contract breach on ABCM. Above and Beyond has been managing our neighborhood for 5 to 6 years. So in the above example, Camren mentions that if we average 10% of homes a year and for simplicity let's make it only 5 years of managing our community ABCM has collected approximately \$29,700 without the knowledge of the board. Stacey said that she was unaware about the Current Dues letter and she needs to discuss it with Jessica. Andrea mentioned that this letter could be something we do as a board and then we can collect money on behalf of the HOA and use it to better our bottom line to increase budgets to better the community. Stacey asked about the recent email regarding Perry law office and the recent filed judgments. Bob stated what they did was great to get that ball rolling but he is only concerned about the legal documents not signed by Board Members. Bob states that an agent cannot be a representation of the HOA and act as an attorney. If something was misfiled it puts ABCM legally responsible. Bob and Louise would like to meet with Jessica to discuss these current issues. Stacey said she will get this meeting scheduled.

- E. Board of Directors Election - From Floor or Nominate Before Meeting; Signs or Social Media? - Email Stacey intentions to continue running on the Board.
- F. October Meeting - Raffle Idea - Gift Cards: Gas, Grocery, Restaurants, Get Local Donations (No Alcohol) - Bob mentioned possibly asking nearby businesses to donate. Like Handels or Parlor Donuts. To save the community money and mention some names of nearby businesses.
- G. Annual Mailer Due to Mail Out By October 5th (21 Days Ahead)
- H. October Board Meeting - Wednesday Oct 11th; Stacey Cannot Attend - Connie also mentioned that she won't be there. Bob said that we will still have this meeting because we will have the finished budget back and we can also discuss the capital projects. This meeting will be more of prep work for the October Open meeting but won't have a lot of new business. We will meet at Louise's house at 18:00.
- I. Other - We discussed the incident that recently happened between a homeowner and a Triscape employee. Email sent from Stacey on 9/13 at 13:37. We heard the homeowner's side but we will wait and see what Triscape management says since we have never had an incident like this happen before. Stacey said this got passed on to Triscape and will follow up with them on what occurred. Camren stated that

he hasn't seen any and we need to make sure the bathroom doors don't lock. Camren mentioned that Todd should look at the baby changing table in the men's restroom.

- J. Stacey mentioned that the DOH states the age of the pool is 14 but we can make the sign more restrictive. Current sign states that a child has to be at least 16 and if not occupied by an adult. Andrea is requesting the board to relook at the pool light coming from the pool house. It shines directly into her home. Connie asked if it can be aimed. We discussed different options to fix this problem. This light is a flood light on the outside of the pool. Camren mentioned that he would look at this light and see what we can do as options. Bob suggests possibly replacing the light with one that can be more directed but still do what it is designed to do. We want it to light up the pool area and some of the sidewalk in that area. Ed discussed shielding on the fence and Bob suggested playing around with shielding the light directly to focus the light in a certain area. Camren will advise.
- VII. Adjournment - Bob adjourned the meeting at 20:22

**Next Meeting: Wednesday Oct 11th at Louise's House @ 18:00**

Items for Follow Up:



CARROLL CREEK HOA  
Board Meeting Minutes  
October 11<sup>th</sup>, 2023 at 18:00

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**Attendance:** Bob Filipucci (President), Louise Hadley (Vice-President), John Lynch (Treasurer), Camren Smith (Secretary), Rachael Bell, Ed Goebel, Andrea Henry, and Mike Schenk

**Absent:** Connie Meyer & Stacey Morrow (Above & Beyond)

- I. Call Meeting to Order - Time: 18:03 - Bob called meeting to Order. Andrea Henry called in. Ed will be there later.
- II. Review and Approve Minutes for - All in Favor? Yes Opposed? No
  - a. Questions/Comments - N/A
- III. Financials -
  - a. Checking - \$44,990.82
  - b. Savings - \$87,066.85
  - c. Accounts Receivable - For 20 Lots. All are in Collections.
  - d. Questions/Comments: N/A
  - e. Motion to Approve Financials All in Favor? Yes Opposed? No
    - i. Motion – Camren, Second - Louise
- IV. Old Business:
  - a. Protocol for Small Repair Bills - Standard protocol that anything under \$500.00 is just paid under general maintenance. We don't need to send approval emails. Stacey is only letting us know as a FYI
  - b. Pool Parking Sign - Bob has them in her possession and will grab hardware to attach them to the posts. He'll get them up in the next few weeks. Mike and Louise would like to put the chains up to keep people out of the parking lot. Bob wants to start with the signs and then if people continue to park overnight, we can add the chains up as well. Concerns about liability came up regarding damage to the grass or structures on that common property. The goal is to keep people from selling or using that parking lot for long term usage. More than 4 hours.
  - c. Entrance Lights - Louise showed photos of different LED options that she found from Lowe's. \$10.98 for 100 lights for 24.7Ft then \$39.98 for 300 lights 37.2Ft. This was white only. No color. Louise said she'll continue to volunteer to work on the wreaths. \$500 is allocated for Christmas Lights for the entrances. Louise will discuss with Ed regarding lengths. It's agreed to make them all white. Bob will meet with Louise about getting the wreaths in her garage sometime on the 17th.
  - d. Review of ABCM Contract
    - i. Requested Follow Up by ABCM - Updated through Email - Bob read the email from Jessica regarding the concerns he brought up the previous month. This email came three weeks after the concerns were brought up.
  - e. Other Old Business will resume next month when Stacey is back.
- V. New Business:
  - a. Next Steps with ABCM
    - i. Open Discussion - John brought up that ABCM got dropped from two other neighborhoods that he heard about, but he doesn't know why or who they went to. Andrea brought up that it was upsetting to not get a meeting set up with

Jessica face-to-face to discuss these concerns. Bob still believes that ABCM can get into a lot of legal trouble regarding some of these issues. Bob summarized the email he sent out to Conrad (attorney). Bob believes that when Leslie left, and Crystal came aboard, that is when these unapproved actions started occurring. Crystal has been with ABCM for a couple of years now. We have not received any information currently regarding how many homes or when ABCM started charging for dues current letters. Prior to ABCM, John took care of dues current letters free of charge to homeowners. The general consensus amongst the board members is that we expect more honesty from our management company. Don't hide fees without the board knowing. Andrea stated that the board should have been approving these fees all along. Bob stated that he feels ABCM has lost his trust and he believes it's time to part ways. Discussion will go further once Conrad reaches out to Bob regarding the possible breach of contract. If we want to part ways with ABCM the board needs to give them notification 60 days prior to contract renewal which is October 31st.

ii. Lawyer's Advice (DID NOT HEAR FROM LAWYER)

1. Review of Contract
2. Dues Current Letter Fees
3. Paralegals Practicing Fees

iii. What's Next? - Louise discussed with Kyle from The Newcomb Group management company. He quoted us approximately five years ago with Ed and we didn't go with them at the time because we couldn't afford it. We could meet with him on the 23rd or the 30th of October. Camren asks if there is a rough estimate on cost. Because if the cost is substantially higher than the HOA budget, we are wasting his and our time. Once we get the legal advice from Conrad then we can meet and discuss when/if we cut ties with Above and Beyond. Above and Beyond is \$933/month base fee. Bob wants to get a list of demands from ABCM prior to contract renewal. Our current contract auto renews but we can make changes to our current contract if both parties agree. Camren asked for a list of everything ABCM does for our HOA. They take care of all of the pool cards, issue new pool cards, pay a stipend for Todd, they do the newsletter, prep and send the 634 letters for residents. They also handle the taxes and any architecture forms or questions that come in regarding property improvements. Camren brought up the idea of bringing in someone from our neighborhood and having he/she do the work of a management company for a stipend similar to the money that the HOA pays for ABCM. Louise is concerned about having to do additional work to help keep up with Camren's idea. Bob stated that Appendix A in the contract lists out everything ABCM does in the basic contract and there are additional sub items that they will do for an additional fee. But the concerns Bob brought up are not listed in this subcategory (Appendix B). Louise brought up the idea of privacy issues, which is not a concern with our current management company, but we would also need that in agreement if we got a single individual to do it. Also, with taxes we can have John review the financial portion of this since he is the Treasurer. Camren asked Louise to let Kyle from The Newcomb

Group and let him know what our budget is so then he can decide to meet with us. John suggested letting ABCM work with us one more year and then trying to take the extra time to find a better management company. Louise has only called one management company at this point but there aren't many to choose from. She has another call scheduled with Kyle and she stated that she would ask him for recommendations if we can't afford The Newcomb Group. Bob gave her the information to ask regarding our current services. Ed asked the group if we have heard negative comments from homeowners. Camren asked if the direct email to the board is on the site.

1. Demands

- a. Any fee generated as a result from managing our HOA needs to be approved by the Board or it needs to go in our bank account. (Which is stated in the current contract)
  - b. When did this process start to charge \$90.00 for Dues Current Fees?
  - c. Absolutely no signing of legal documents. Only Officers of the board can sign.
  - d. Subject to legal advice, how much are you willing to give back to the HOA from the fees that were taken over the past years?
- b. Association Work - Bob wanted to bring this up not as an issue but Chris has done a lot of work in the neighborhood, and some of the work he's recently done has gotten expensive. Andrea did mention that her new mailbox is a lot nicer than her old one. Plus, the light switch that he pushed for the light that was out cost us \$100.00. Bob recommended changing multiple light bulbs rather than just one. We just may want to batch out certain projects to save on trip expenses. Our maintenance charges are just increasing, and we need to look at options in saving our HOA members some money.
- c. Open Meeting - Alex Richardson will be running for the board and brought to our attention good questions. The problem is the liquidity issues. We would be looking around \$3,400.00. And with the reserves being so low and needing to pull some to put in the checking is why we are concerned with the liquidity. The board will look into this. John has a savings account to get 4.8% with Wealth Front 2 days in and 2 days out and FDIC insured. He also brought up that the signs at the pool are fading and we can look into fixing them. The last is solar panels but John said due to covenants there are to be no solar panels in our neighborhood. Camren also asked some questions on what to expect for taking notes at the meeting. John also mentioned that renters are not allowed to vote and only the owners can vote. Anyone can ask questions.
- d. Other - Andrea stated that she is stepping down from the board to do more PTO activities for her son's school.

VI. Motion for Adjournment - Time: 20:05

**Next Meeting: Open Meeting Carroll High School 10/26/2023 at 19:00**

Items for Follow Up:

Lawyer's advice