

The Landing At Valley Lakes Homeowners Association

C/O Hart Consulting Inc.

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Minutes

2022 Annual Meeting

Wednesday, October 19, 2022 at 6:00 p.m @ Tippecanoe County Public Library Wea Prairie Branch

Attendance: 16 Lots were represented in person and 96 lots were represented via proxy; for a total of 112 lots represented. Quorum for the meeting and quorum for amendments was met.

The meeting was called to order @ 6:02 PM by Lisa Vester, Board President.

Introduction Of Members: Lisa Vester introduced all board members in attendance.

Review And Approval Of 2021 Annual Meeting Minutes: Approved by All.

Statement from HOA President: Lisa Vester, HOA Board President, gave an update. The board has been working very hard this year. One of the main focuses of 2022 was the pond. Dye and fish have been added, the fountain has been repaired, and the irrigation system around the pond has had some work done. There has been new mulch applied in the park/playground. The Commons amenities update: The commons had planned on getting an automatic pool chlorinator, but it is still on back order. They cleaned up the tennis courts as well.

Manager's Report: Cheryl Strong, with Hart Consulting Inc. gave an update. 99% of assessments have been collected! This is great. The pond, lawncare, and snow removal have been going well. The park is looking nice! Cheryl thanked the HOA board for their dedication to the neighborhood. They are great to work with.

Financial Report: Provided by Cheryl Strong. The HOA financial status is as expected year to date. The reserve account has grown from the \$5000 in 2020 to \$37,770.24 in 2022. The HOA assessments will remain at \$460.00 per year, no increase was needed. The Commons is not increasing the amenities fees, that will remain \$27,216.00. The proposed 2023 budget was approved by all in attendance.

New Business:

Vote on Proposed Amendments — every member was mailed a copy of the proposed amendments. The board has worked hard to get these amendments put together based on feedback from members of the HOA. Quorum for voting on amendments (101 lots represented) was met. The board answered questions from members regarding what the amendments change in the current documents. The proposed group of changes were voted upon and approved. All passed the quorum and will be recorded as the official 5th amendment.

Call For Nominations To The Board — There were no members interested in serving on the board. All 5 current board members agreed to serve again on the board. This was approved by all. We thank them for their service.

General Discussion: Members were pleased and grateful for the work of the 5 current board members. A member brought up a concern about the street light in front of 1818 Whisper Valley Dr. The board will continue to discuss solar panels and will consider an amendment for 2023. One of the tennis courts floods, the commons is aware. This is an ongoing issue, there is not a great solution at this time. We will bring this up to the Commons Board again.

The meeting was adjourned.

Respectfully Submitted,
Macy Hart — Hart Consulting, Inc.