

The Landing At Valley Lakes Homeowners Association

C/O Hart Consulting Inc. www.landingatvalleylakes.com

P.O. Box 2332 West Lafayette, IN 47996

Telephone & Text: 765.404.4765 Email: cheryl@harthoamgmt.com

Minutes

2024 Annual Meeting

Thursday, November 7, 2024 at 6:00 p.m

Tippecanoe County Public Library Wea Prairie Branch 4200 S. 18th St., Lafayette, IN 47909.

Attendance: 22 Lots were represented in person and 24 by proxy. Also attending Cheryl & Macy with Hart Consulting - property managing agents for the HOA. Quorum (10%) for the meeting was met, but not for the amendment to the Declarations (60%).

The meeting was called to order at 6:00pm by Lisa Vester.

The board was introduced: Lisa Vester - President, Denis Horn - Vice President, Julie Lewis - Treasurer, Eric Rody - Secretary, and Matt Vester - Member at Large. It was noted Eric Rody was appointed by the board to replace Sherry Kibbe when she moved out of the HOA.

The 2023 Annual Meeting Minutes were reviewed and approved.

Manager's Report: Cheryl with Hart Consulting explained the common areas of the HOA. It was noted the fountain in the pond was out for repairs a few times this season. The repairs were around \$1,400, this is expected with fountains every so often.

Financial Report: Cheryl presented the 2023 year end, 2024 year to date as of October 31 and the proposed 2025 budget. All assessments are 100% collected. In 2024 The Commons increased the shared amenities assessment by 15%. The board expected a 15% increase from The Commons for 2025 as well. However, today, we were informed the shared amenities assessment would remain the same: \$31,248 / \$186 per lot. This means the proposed 2025 budget can be adjusted and allow \$977 to go to the Reserve as well as balance and not use any of the operating carry over. The financial report and proposed 2025 budget were approved. Assessments will remain \$460 for 2025.

New Business: Proposed Amendments - There was not quorum to vote on the proposed amendments. The amendments were discussed to gather feedback. Allow solar panels - It is expected the State or Federal law will require HOA's to allow solar panels with certain restrictions in the near future. Trash Tote placement - currently the totes are not required to be out of view from the street. However, we will continue to ask members to comply with this request even though it is not specified in the governing documents. The board can attempt the proposed amendments again next year. It was stated the governing documents already restrict air bnb or short term rentals. The current board of directors has volunteered to serve another year. There was a call for nominations from the floor. There being none, there was a call to re-elect the current board, a verbal vote was taken and the current board was elected for another year.

General Discussion: A couple of members expressed concern for traffic flow at the bend on Whisper Valley Drive. There are vehicles parked on both sides of the street which cause vehicles to go to the middle of the street in oncoming traffic. The HOA could petition the City parking commission to have one side of the street yellowed. Before asking the City to yellow the curb, the HOA will contact the two members on each side of the bend and ask them to consider staggering their street parking to reduce traffic congestion around the bend. A member mentioned this past Halloween was the best in years. She said kids were respectful and parents were in costume as well. It was a fun family night for the neighborhood. Cheryl expressed thanks to Lisa for coordinating all of the food trucks throughout the summer. Lisa does an amazing job scheduling the trucks for all to enjoy.

The meeting was adjourned at 6:49pm.

Respectfully submitted,

Macy Hart - Hart Consulting Inc. - Property Managing Agent