

MINUTES
Oak Bend HOA Meeting
Oak Bend Homeowner's Association
Avon, Indiana
October 2, 2023
6:30 pm

1. Doug Scott called the meeting to order.
2. The Pledge of Allegiance was said by all attendees.
3. **Minutes:** Ellen Scott read the Minutes from the May 8th, 2023 meeting. The Minutes were approved and seconded.
4. **Treasurer's Report:** Sue Arnold presented the Treasurer's Report - \$5,935 in dues have been received from 2022 through 2023. The total expenses to date have been \$4,391. The Treasurer's Report was approved and seconded by the members.

OLD BUSINESS:

1. Melissa Guy requested that the HOA newsletter be emailed out instead of US mail. It was discussed that this newsletter will be posted on the website and that most homeowners would not see their email. Melissa expressed frustration that her request was denied by the Architectural Review Committee to paint her house bricks black. Discussion ensued regarding this issue.

NEW BUSINESS:

1. June 8th and Sep. 14th will be the 2024 garage sales.
2. Elections: We have several positions open, VP, Treasurer and two section reps. Elections were held: Chris Melluck was elected Vice President, Sue Arnold was elected Treasurer and Kim Melluck was elected Section 1 rep. Dan Stephens volunteered to continue to be Section 5 representative.
3. Jeremy Huddleston wanted to know the responsibility for being a section representative. Dan explained the procedures and provided examples. He has been here since the beginning of the neighborhood. The HOA was formed after the Covenants were filed. Dan stated that this Board is all about working together and maintaining property values, and if we don't, this neighborhood will go down and our property values will decrease.
4. Ashlie and Brad Munchel gave a PowerPoint presentation on the positive aspects of automatic safety pool covers. Ashlie presented the Indiana State Law on this issue. Ashlie pointed out the value and the strength of the pool covers and that they do prevent drowning. The Munchels presented a slide show - listing all the neighborhoods in this area which allow the automatic pool covers instead of a traditional fence. It was an extensive list.

According to the Munchels, our Covenants are outdated with respect to this pool cover issue. Steffen Bestmann, also a pool owner, supported Ashlie's proposed covenant changes. Per Steffen, the traditional fences we have are inadequate

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and would permit a child to climb over it. Automatic Pool Covers have a key with a code. He has walked across his cover many times. Discussion continued at the meeting regarding pool covers and the safety of them in lieu of a traditional fence.

Doug Scott stated that it is the homeowner's responsibility and liability if they leave their pool cover open and someone drowns.

According to Steffen, automatic pool covers have a backup option if they fail. One could close the cover manually in that event.

Dan Stephens made a motion to set up a Pool Committee and it was seconded.

The meeting was adjourned at 7:30 pm.