

MINUTES  
Oak Bend HOA Members' Meeting  
Oak Bend Homeowner's Association  
Brownsburg, Indiana  
May 13, 2024  
6:30 pm

- Doug Scott called the meeting to order at 6:30 pm.
- **Minutes:** The Minutes were read, and a motion was made to approve.
- **Treasurer's Report:** Sue presented the report - \$5,050 in dues and an additional \$1,775 were received. The total expenses to date have been \$13,003.89. Sue presented the Treasurer's report and proposed budget. A motion was made and approved for the Budget and the Treasurer's Report.

**OLD BUSINESS:**

1. **Pool Committee:** The Pool Committee gave a talk about the safety pool covers and the letters forthcoming to do a vote. Our attorney for the HOA has approved the verbiage and supported the letters. Discussion was presented as to the pros of the safety pool covers versus doing a traditional fence.
  - a. The entire Oak Bend neighborhood will be getting a letter this week with the request that the safety pool cover votes be returned 10 days from the point of reception.
  - b. The Pool Committee chose to educate the neighborhood, and residents had an opportunity to come see the cover and the safety features on May 4<sup>th</sup> at the Munchel's home.
2. **Covenants:** Dan Stephens made a comment that the covenants are 35 years old and we need to update them. The data supports the SAFETY of the automatic pool covers. The committee has not received any questions about the pool covers to date.

**NEW BUSINESS:**

3. **Lawsuit:** We have a current lawsuit with a homeowner.
4. **Dues:** Discussion ensued regarding making the dues mandatory and increasing the fee to an appropriate amount to meet our budget. This would require a vote to change the Bylaws and the Covenants. A discussion ensued regarding the process of changing both.
5. **Elections:** The members need to elect a new Vice President and Section Rep. We have openings for Section 3 and 4. Dan Stephens has volunteered to fill the Vice President for the remainder of the year until 2025. A Motion was made and seconded to elect Dan Stephens for the Vice President. Sections 1, 3, 4 and 5 are now open. The terms are two years for representatives. Reps are the first

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point of contact for covenant violations. A representative can represent a *different* section other than their own.

6. **Eads, Murray and Pugh Law Firm:** Doug spoke about the hiring of the new law firm which specializes in HOA Covenants and Bylaws. It is \$850.00 per year and we have access to all of their attorneys and 15 minutes per week of phone conversations. They provide education and a dinner and conference annually for the Board. This law firm does Stratford of Avon and they also know about the new Federal laws and taxes. We have to make a new filing to the government every year and our new attorney will walk us through the process.
7. **Bylaws Update:** We need to address this issue and it's a priority for us. The new firm has looked at our Bylaws and indicated that we need to make changes. Discussion ensued regarding Bylaws: changes are voted on by Members only of the HOA.
8. A question was asked: Could we do Venmo or Zelle instead of traditional checks for paying our dues? Some residents prefer to use Venmo or Zelle instead of checks. The Board will look into this form of payment.
9. Dan gave his thanks to the members of the HOA for paying their dues. Dan wants to keep up the quality of this neighborhood and the only way to do it is to encourage your neighbors to pay the HOA fee and join the membership.
10. The meeting was adjourned at 7:30 pm.