

Oak Bend HOA Meeting  
Oak Bend Homeowner's Association  
Avon, Indiana  
October 3, 2022  
6:30 pm

1. Sherri Parker called the meeting to order.
2. The Pledge of Allegiance was led by Sherri.
3. **Minutes:** Ellen Scott read the Minutes from the May 23, 2022 Oak Bend HOA meeting and the HOA Election Meeting on 6/20/2022. The Minutes were approved.
4. **Treasurer's Report:** \$15,981.17 in the HOA account. A little over \$5,000 in dues have been received. Motion to Approve Treasurer's Report by Kim and seconded by Chris Melluck.
5. **OLD Business:** Rental Issue/Committee: Bob Culler led a discussion regarding the rental issue in our neighborhood. The lawyer was in touch with Bob: From the Amendments' standpoint, we have two exceptions to the Amendment: one is Grandfather clause (present rentals can still be rented, but when homeowner sells, then there is a loss of the rental agreement and the house *cannot* be re-rented; and 2. Hardship Exemption: Waiver for relocation for work/organization for a one-year period. We could allow for that in the Amendment. The plans for the committee is to visit the Recorder's Office to reconfirm what was originally recorded and then bring the report to the Board. They will send it in the US mail to each homeowner and vote on it and then have it go back to Doug Scott. Within 60 days of Amendment, residents need to disclose that their house is a rental. Indiana law says two thirds of each section have to vote yes in order to change the Covenants. One resident expressed concern that the method of communication via US Mail could be a poor response because not everyone reads their mail and some may toss it in the trash before reading it.
6. **NEW Business:** Dues are \$50 for one year or \$95 for two years. Make your check out to Oak Bend and it goes to Sue Arnold on Timber Climb. Newsletters are twice per year, Spring and Fall. That will have Garage Sale information and meetings are May and October.
7. Questions from Residents?
8. Rhoda wants to know if we have money for Christmas decorations. She will be glad to help. Yes, we have a new Board and Christmas decorations and money for new ones if need be, according to Sherri.
9. One resident stated that the 267 Street light is out at the entrance and a discussion ensued regarding this issue.
10. There was a complaint by a resident about knocks on the door (sales) and we have a "No Soliciting" sign at our 10<sup>th</sup> Street entrance, but none on the 267 entrance. Sherri stated that only Jehovah's Witness representatives and religious groups are allowed to knock on your door. Most of the knocks in Oak Bend are sales, according to our residents. Bob Culler reported that solicitors must have a permit and you can call the non-emergency number at the police department if a person refuses to leave your property. One comment was that you can put a "No Soliciting" sign in your front window.

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11. Questions arose about the new development being proposed on the east side of our neighborhood off of 267. Bob Culler reported that there is a letter coming to residents who are adjacent and live next to the property. There is an Avon Planning Commission meeting on Oct. 24<sup>th</sup> at the Town Hall. A letter was received from the engineers about the new neighborhood. One resident asked if we have a say on the type of development for that piece of property? No, we don't. The Town has the authority to permit or deny. Doug Scott led a discussion regarding the home styles and the type of siding being used for the new homes. Bob stated that there will be NO vinyl siding, smaller lots, one entrance, and there will be approximately 43 homes. The preliminary plat will be available at the Oct. 24<sup>th</sup> meeting at Town Hall. According to Doug Scott, Fischer homes are fairly good builders. Rhoda expressed interest in keeping her trees in her backyard. Bob stated that at the Oct. 24<sup>th</sup> meeting, residents can ask those questions. Another resident stated that he is very concerned with the traffic issue and 48 new homes on the new property. Rhoda stated that even getting out on the Kingsway and 10<sup>th</sup> exit is a challenge with the increased traffic on 10<sup>th</sup> Street.
12. A question arose regarding the chain of command regarding violations of the Covenants. The chain starts with the Section rep and then goes to the Board for a peaceful resolution. If, after 3 letters, then it goes to our attorney for Oak Bend. The Board stated that we have used our attorney several times and there was an issue years ago and the homeowner lost the case.
13. Sherri introduced the Board and the new President. Sherri was presented with MUMs by Doug Scott and she stated that she always followed the Covenants when doing this job for 10 years. She added that we need to review them and update them.
14. Motion to adjourn by Kim Melluck and seconded by Chris Melluck.