

MINUTES  
Oak Bend HOA Meeting  
Oak Bend Homeowner's Association  
Avon, Indiana  
May 8, 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 Oct. 9, 2022 Oak Bend HOA meeting. Kim Melluck made a motion to approve the Minutes and Chris Melluck seconded the motion.
4. **Treasurer's Report:** Balance of \$14,439.47 in the HOA account as of 4/18/23. \$5,930 in dues have been received. Expenses to date have been \$3,074.33. Motion to Approve Treasurer's Report was made by Bob Culler and Debbie Culler seconded the motion.
5. **OLD BUSINESS:**
  1. Covenant changes: The Rental Restriction Covenant Amendment was approved and recorded at the Recorder's Office, Hendricks County, on March 10, 2023. There was applause for Bob Culler and Rian Wathen for the legwork on this issue.
  2. Oak Bend Entrance lights: Rich Kelly was instrumental in getting the streetlights repaired and putting in LED lights. Big shout out to Rich for those repairs. Doug Scott and Rich Kelly got all the lights repaired and replaced. Sherri Parker commented that the streetlight is the Town's responsibility, and Oak Bend is responsible for the sign lights. The 267 entrance had huge issues with the pole and light and the town finally repaired it. All streetlights are working now.
  3. New Neighborhood: There is a new Neighborhood adjacent to Oak Bend. It will be called "Manor of Avon": Rian commented that the vote did pass and the houses were nicer than other previous proposals for that property. There will be 43 new home sites. He has been conferring with Bill Peeples, the Planning Director, and he will get the first draft soon. Discussion ensued regarding this plot. The plan has two years to develop, and then it will expire. Bob Culler commented on the requirements involved and that it will get a significant final review before they break ground.
  4. Covenant Amendment: Devin Cheek stated that the November 15<sup>th</sup> date to return the paperwork was not met and that votes came in thereafter. His comment was that it was an unfair election. Bob Culler and Rian Wathen defended the process, stating that they received 2/3 affirmation (or yes) on all five sections of Oak Bend. The comment was made that the November 15<sup>th</sup> date was a *request*, not a deadline. Chris Melluck commented that the process was not an *election*, that it was an administrative process and that Oak Bend received 2/3 of the vote on all sections, which is now on file now with the Recorder's Office.  
Devin Cheek expressed another complaint regarding the Spring newsletter. Devin stated that he did not understand the trash can issue and that it was not in

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the Covenants. Sherri Parker commented that the bullet points at the bottom of the newsletter were suggestions to keep our home values up.

**NEW BUSINESS:**

1. Oak Bend Website: Doug reported that Rian is doing an excellent job updating the website and we thanked him. Oak Bend will continue to post the Minutes once they are approved, and the Covenants have been and will continue to be posted to the website. We are now posting the Newsletters as well. The delivery of newsletters costs \$400.00 per year. Should we go digital? It was decided in the discussion that US Mail is still the best means of delivery. Rhoda Brown offered to make the copies for our future newsletters at no cost. Thank you, Rhoda.
2. Oak Bend DUES: Dues are \$50 for one year or \$95 for two years. They are due July 1. All checks go to Sue Arnold at 1138 Timber Climb.
3. The Garage Sale is June 10<sup>th</sup>, 2023 for Oak Bend.
4. Andrew Parker suggested a physical sign (Amazon has a stone HOA sign available) to be placed at our entrances that would help new people moving in to know that there is a strong HOA in our neighborhood. Discussion ensued.
5. Rhoda Brown stated that if there is a mandatory HOA in a neighborhood, that the seller has the responsibility to give a copy of the Covenants to their new buyers. Rhoda is a realtor and stated that she always makes sure her buyers have a copy of the Covenants, but the ultimate responsibility is with the seller of the home.
6. Kevin Turner on Red Oak stated that he submitted plans for a fence for his back yard and he never heard back from the Board. It was in June, 2022. Sherri Parker, former President, stated that she called him and it was approved verbally. Kevin's fence is up and it is approved.
7. Rian said there is confusion as to submission for requests by the Architectural Board. Maybe we should switch to digital copies and have residents send an email with their request to the current President. On our website, it should state, "Send a digital copy of your plans to the HOA President."
8. Chris Melluck introduced the mini-barn issue and the Facebook comments regarding this issue. As we have discussed, the procedure to change the covenants requires a 2/3 affirmative vote from each section. Rian said his

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uber drivers ALWAYS comment on how our neighborhood looks unique, beautiful and open. Rian also stated that the mini-barns will most likely *lower* home values. Roger Deckard commented that he does NOT like mini-barns. Roger stated that he loves this neighborhood for the no trailers, no utility barns and no chain link fences. Doug said the Architectural Review Board will have a very difficult time governing the size and quality of the mini-barns, especially the materials used, if it would pass.

9. It was also discussed that residents please not blow grass clippings out into the street. Avon has an ordinance regarding this issue because they get into the drainage grates.

Bob Culler made a motion to adjourn and it was seconded by Rian Wathen.