

**Blackbird Farms Homeowners Association Board Meeting**  
**September 9, 2019 7p.m. to 8:15 p.m. BBF Clubhouse**

Attending: Trinda Steckler, President; Mike Faith, Treasurer; Denise Laussade, Secretary; Tom Voigt  
Absent: Dan Dawson, Tom Elliot, Patrick Moeller  
Visitors: Munazzah Rahman; Bryan Steckler, Jacob Daubenmier; Alan & Joanne Bunning; Steve Shlenk; Josh Lane, Craiz Zwiecki

**Call to Order (7:03)**

- Approval of Minutes from July meeting (TV/MF)
- Treasurers Report
  - Financial Report
    - Revenue is \$27,609 (only 1 homeowner unpaid) v Expenses of \$44,771 through 9/4/2019. Net deficit of \$17,162 operating income.
    - Cash Balance is \$49,751; \$5,186 for past due unpaid resident dues.
  - Audit
    - Cox & Co. does our annual statements but not as an audit. For 2020, Trinda suggests that Mike Faith (retiring Treasurer) review Treasurer reports periodically.
    - Cox & Co. could do an “agreed upon procedures review” for approximately \$1,000.
    - Trinda moves for internal second reviewer, not to engage Cox & Co. (TS/DL)
  - Proposed 2020 Budget.
    - Projection through end of year shows deficit of \$24,130 with end of year balance about \$42,793.
    - For budget, revenue (keeping dues at \$150), estimates on expense are at best guess. Ideas offered to adjust expense; at this time, no major projects have been identified. This budget would result in about \$31,000 net balance. Options were discussed about possible future increases to annual dues. A homeowner expressed concern about moles in the common area, a problem which needs to be addressed as well as the grubs they are eating. Discussion around whether an increase should be assessed on the per household dues; no increase determined to be implemented this year. A target cash balance should cover about 1 year of expenditures. (DL/TV) Mike adjusted these items following the meeting and redistributed to Board.
- ARB Report
  - Recent requests:
    - Fence not approved
    - Shed approved
    - Request received for a drainage tile

**Continuing Old Business:**

1. Change of “majority” definition for membership voting  
Desire to change from “Majority of homeowners” to “Majority of ballots received”.

DL suggested a minimum be established; Trinda suggested "30"; Mike suggested 25% or 43 houses. (DL/TV)

2. Landscape maintenance/upkeep -M. Faith/T. Steckler – will need to find someone to do landscaping next year. Beth Faith suggested forming a volunteer team (4-5 people) to maintain the gardens. If no volunteers, Beth would do it and charge for it in 2020. ADD TO NEXT YEAR
3. Pond maintenance – Jacob Daubenmier and family cleared a big portion, but major clearing is still needed clearing. It takes considerable effort, and no chemicals can be used without appropriate chemical licensing. Previous landscaping companies have been unwilling to do the clearing due to safety concerns. Possibility to invite volunteers to assist. ADD TO NEXT YEAR
4. Renewal for mowing and snow—Van Damme – T. Steckler explained the process for the bids for 2020; proposing Van Damme for next year. \$14,259 (4 fertilizations, 2 mechanical edging, mowing) (TS/TV) 3/0/2. Vote tabled, expiration of bid 9/19/2019 (Note: Tom Elliott had voted via email in support.) Subsequent to meeting, vote deemed carried.  
Snow removal bid of \$500 (TS/DL)
5. Irrigation-Zebra – T. Steckler. \$140 each service (TS/DL)
6. Tree trimming/preventive tree measures -T. Voigt
  - Some common area trees are likely to require maintenance, will bring in companies to evaluate required effort. Current count exceeds 200 trees.
7. Enforcement of Lien/judgement against member—M. Faith/T. Steckler  
Attorney (Zach Williams) has suggested a proceeding supplemental against the homeowner (MS/TV).  
TS reports Zach denies the by-laws rate of interest is appropriate, that Indiana law has a different interest rate than our by-laws.
8. Roads – City has no money for repair this year, likely to do spot repair only.

**New Business:**

- 1- Dan Dawson resigned. His resignation was approved by the Board (TS/TV)
- 2- Identifying candidates for 2020 by Oct. 1 – T. Steckler names received to date  
President: Trinda Steckler  
Treasurer: Denise Laussade  
Secretary: Munazzah Rahman  
Board Member: Jacob Daubenheimer  
Returning: Tom Voigt, Tom Elliott  
Interest in ARB/Executive Board: Patrick ??, Joe Roberts, two others pending interest
- 3- Lois and Patricia will continue to do the welcome packets
- 4- 1099 will be issued to Van Damme
- 5- Mike Faith unavailable from 9/26-10/18; Trinda to cover mail and expenses during that time.
- 6- Floor is open to guests

Adjourn (TS/DL)