

BLACKBIRD FARMS HOMEOWNERS ASSOCIATION (BBFHOA)
2020 ANNUAL MEETING
November 10, 2020
7:00 – 8:00 pm

MINUTES

1. Call to Order at 7:04pm by Jacob Daubenmeier, President of HOA Board of Directors
2. Establishment of Quorum
 - Votes required for quorum: 86
 - Votes received as of 7:00pm: 55*
 - Votes received as of 10:00pm: 60*

**does not include two ballots received that cannot be verified as homeowners*

As the number of ballots received does not represent a quorum, any decisions required for continuing business were postponed until a quorum is reached. Jacob explained that efforts would continue to pursue a quorum, including reminder emails and door-to-door visits as necessary.

3. Approval of minutes from previous Annual Meetings (2019, 2018, 2017).
Drafts available at <http://www.blackbirdfarmshoa.org/documents.html>

Postponed until quorum is reached.

4. President's Report of 2020

Jacob shared the activities of the Board for 2020, including

- Fence removal along WL Parks trail
- Kestral Boulevard resurfacing project

5. Proposed projects for 2021

Jacob discussed proposed activities of the Board for 2021, including

- Landscaping, trees, and overall common areas
- Pond benches
- Minimum funds on hand for annual costs

6. Approval of Budget for 2021

Treasurer Mike Faith discussed the budget YTD, as well as 2021 proposed budget.

Jacob noted that assessments would be increased by \$25 per household for 2021.

Mike noted that this increase would still result in a small deficit for the year, which can be covered by the on hand balance.

Due to lack of quorum at the time of the meeting, approval of the 2021 Budget was postponed until quorum is reached.

7. ARB Report

Dedra Markovich, ARB Chair, discussed the 2020 activities of the ARB.

2020 Activity

Proposals Received	13
Approved	10
Denied	0
Awaiting more information	3

Project Breakdown

Fence	5
Shed	1
Deck	2
Addition to home	2
Other (windows, playset, etc.)	3

Discussed the need for volunteers to ARB, having lost two members over last three months. Expectations and activities of the ARB were explained, and meeting attendees were encouraged to consider participating.

8. Election of Board members and officers

Jacob reported that Tom Voigt has resigned from the board, and would not be seeking re-appointment in 2021. Due to lack of quorum at the time of the meeting, election of Board members and officers was postponed until a quorum is reached.

9. Open discussion

Attendees raised the following questions and comments

- A. Fence along the trail – no plans to replace the fence. Purdue has taken responsibility of fence along golf course.
- B. Speed Bumps on Kestral Drive – there are no updates regarding the removal of the speed bumps. Attendees expressed concerns with the possibility of removal, as speed is an issue with children and pets in the area, particularly near the pond area. Jacob will make contact with the city to express neighborhood desire to maintain some mechanism for controlling speeding on Kestral.
- C. Cost of benches at Pond - \$1900, which includes materials, labor and taxes.
- D. CityBus routes – Member asked if routes would be reinstated once Kestral resurfacing project is complete. Noted that there are no known plans to reinstate bus routes.
- E. Dog refuse in common areas – Homeowner asked if there are rules regarding picking up after one's dog in common areas. Board of Director's members explained that there were absolutely rules regarding pickup. Dedra noted that regular reminders have been issued by the Board of Directors, and that a reminder can be sent in next communication to all homeowners.
- F. Garbage cans stored in sight – Member asked that reminder include rules around not storing garbage cans in sightline of street and neighbors; agreed to include as well.
- G. Call for volunteers to Board of Directors and ARB.

10. There being a lack of quorum, President Jacob Daubenmier called for continuation to December 15, 2021 at which time another count of proxies will be conducted, and business of the planned Annual Meeting will be completed, if quorum reached.
11. Adjournment at 7:36pm

***Respectfully submitted,
Dedra Markovich, Secretary***

Continued Meeting

December 15, 2020 – 7:00 p.m. – via Zoom

A call to order at 7:03 by Jacob Daubenmier, President. A quorum was confirmed, having received 93 members cast their vote by proxy. All items on the Annual Meeting agenda (budget minutes from past meetings, and board membership items) were deemed to have passed with the support of greater than 80% of the proxy votes submitted.

Motion to consider Annual Meeting, and the business thereby conducted as closed; seconded and unanimously carried.

***Respectfully submitted,
Dedra Markovich, Secretary***