

**Blackbird Farms Homeowners' Association Annual Meeting
November 12, 2018 – Blackbird Farms Apartments Clubhouse 7:00 p.m.**

Call to order at 7:00 by President Denise Laussade. A quorum was not present in person or by proxy.

Upon recommendations of our residents, West Lafayette city engineer, Ed Garrison provided an update on BBF street resurfacing and eastern fence. Also attending from the City were Erin Easter and Ben Anderson.

- Road resurfacing will be done in Blackbird Farms using ¾" surfacing on top of the existing concrete streets. The City has requested Community Crossing Funds from INDOT (50/50 funding). Ed expressed uncertainty as to whether the ¾" layer would be sufficient for Kestrel due to existing conditions and heavy traffic.
- Where warranted, there would be concrete applied for repairs, otherwise a mix of crack and seal or asphalt.
- The new surface will be matched to the gutters and curbs. The residents expressed significant concerns about this matter due to current conditions of the curbs and gutters. Ed explained there would be attention to ensure flooding and drain concerns do not arise following the repaving.
- Speed humps will be removed. Additional signage was requested.
- The roads will be done in order of worst to best conditions. The City will use Nextdoor to alert residents of the plans.
- Residents have indicated that the wooden fence on the eastern edge of the neighborhood is in very bad condition. Ben explained that this is likely the original fencing, and that the cedar posts are rotting out. The City intends to replace the posts as they fail; it's about \$20,000 to completely replace one side, and the funding does not currently exist. It will act to get it on the agenda at the City, prioritize the project and to get the funds budgeted. Norris Wang, a BBF resident and City Councilmember, indicated he would vocalize these needs on behalf of the neighborhood. Ben also indicated that removal of honeysuckle would be undertaken concurrently.
- CityBus is not likely to reduce its routes or number of buses, currently at 8 Round Trips per day. He suggested that homeowners contact CityBus directly with concerns of bus safety or speed.

President's Report of 2018 and Proposed projects for 2019

Denise Laussade expressed her gratitude to the hardworking members of the board– Patrick Moeller, Mike Faith, Marshall Powell, Cristina Farms and Tom Voigt. Special thanks to Tom for agreeing to be appointed when a previous board member resigned. Also grateful to the work of the ARB, specifically co-chairs Dedra Markovich, Rita Frevert for consistent evaluation of proposed projects.

Several common are projects were addressed this year:

- Trees – 5 removed (dead or down) and 2 removed for future replacement, 2 replanted at the end of August. Worked with homeowners in vicinity of one common area to address dead trees and honeysuckle. (Continuing project) Especially grateful to Rony Joseph for his many chats with tree companies, leasing companies to choose best tree solutions.
- Mailbox – shout out to Marshall Powell for seeking out providers, getting quotes. This project will move forward if enough votes are secured.
- ARB – 9 proposals received
 - 6 fences (4 approved, 2 declined)
 - Other approvals: Deck, room addition, garage door

- Upcoming projects proposed per current administration; new board will likely reassess
 - Mailbox – depending on vote
 - Clearing more vegetation near pond
 - Front entrance improvements – possibly lights and new landscaping
 - Continued tree replacement, as appropriate (Note – Rony Joseph will help advise tree selection if you are interested)
 - Focus on ensuring conforming construction per the covenants

Presentation of Budget for 2019 – Mike Faith presented a budget that focuses on capital and landscaping improvements, net deficit of \$31,470. The annual assessment is unchanged at \$150 from 2018.

Homeowner issues addressed at the meeting:

- It was shared that the HOA treats the common area trees biannually. Contact Jeff Clark directly at 765-413-4520.
- One homeowner raised concern about limiting fences to 4’. He was encouraged to discuss directly with the ARB.
- Complaints about barking dogs are to be directed to the City enforcement agent, Rick Walker. Suggestions were offered to post signs to “Pick Up After Your Dog”.
- It was questioned whether homeowners were provided the covenants. While we cannot confirm for all, generally the covenants are provided to a new homeowner at closing. Our welcome packet, distributed to new residents by volunteers in our neighborhood, also contains a copy.

Due to lack of quorum, President Laussade called for a continuation to December 10, 2018 at which the rest of the business of the planned annual meeting could be completed. The meeting would be conducted again by formal count of proxies to establish the quorum.

Adjournment was called at approximately 8:30 p.m.

**November 12, 2018 -- Continued Meeting
December 10, 2018 – Blackbird Farms Apartments Clubhouse 7:00 p.m.**

Call to order at 7:00 by Denise Laussade. A quorum was confirmed have received 108 of 171 proxies (63%). Board members present included Denise Laussade, Tom Voigt, Patrick Moeller and Mike Faith.

Results of Vote Tabulation is below.

	Quorum	63%	Number ballots received			108
	Yes	No	Abstain			
Budget	71	1	36	108	66%	
Dan Dawson	73	2	33	108	68%	
Tom Elliott	75	0	33	108	69%	
Mike Faith	76	0	32	108	70%	
Denise Laussade	76	0	32	108	70%	
Patrick Moeller	75	0	33	108	69%	
Trinda Steckler	73	3	32	108	68%	
Tom Voigt	77	0	31	108	71%	
President - Trinda	77	3	28	108	71%	
Treasurer - Mike Faith	80	0	28	108	74%	
Secretary - Denise Laussade	80	0	28	108	74%	
Mailbox Replacement	104	3	1	108	96%	

All items were deemed to have passed, and a new board and officers elected.

Subsequent to the meeting, it was determined that the 2017 meeting minutes had not been approved. These minutes, along with the 2018 minutes, will be offered for approval at the 2019 annual meeting.

Denise indicated that homeowners who had not responded would receive a notice on their door as a last effort to encourage their replacement of their mailbox.

The following items were brought up by homeowners attending the meeting.

1. Since diseased trees were removed by the homeowner at the end of the Kestrel “stub”, other homeowners on that street are concerned that people may unknowingly try to drive through the dead end. Denise offered to contact the city for signage (and submitted that request soon after the meeting).
2. Additional concerns were raised about the proposed paving the City will be doing in the Spring, specifically addressing water drainage. Tom emphasized we will have to work with the City when the repaving begins.

There being no other business, the meeting was adjourned at 7:14 (Patrick/Tom).

Respectfully submitted,

Denise Laussade
Secretary, BBFHOA