

BLACKBIRD FARMS HOMEOWNERS ASSOCIATION (BBFHOA)
2022 ANNUAL MEETING
December 8, 2022, 6:00 pm
Faith West Community Center

MINUTES

1. Call to Order at 6:10 pm by Dedra Markovich, HOA Board of Directors
2. Establishment of Quorum
 - A. Votes required for quorum: 86
 - B. Votes received as of 7:00pm, Nov. 16: 93
 - i. Approval of minutes from previous 2020 and 2021 Annual Meeting; > 75% of the ballots received voted 'approve'
 - ii. Results of HOA board elections were shared; all candidates received > 50% approval:

| | |
|-------------------|-----------------|
| Dan Dawson | Chris Kerlin |
| Dedra Markovich | Camden Lowrance |
| Mark Gildersleeve | Logan Link |
 - iii. Elected members met Dec. 1. Dan Dawson resigned his position; Mike Faith and Brian Zuel was appointed to Board by seated members. Newly elected officers:
 - President – Dedra Markovich
 - Treasurer – Mike Faith
 - Audit and Finance subcommittee: Tom Gilliom
 - Secretary – Brian Zuel
 - ARB Chair – Chris Kerlin
 - ARB Members: David Ayers; additional position open
3. President's Report of 2022
 - A. Board Report of 2022
 - i. Assessments received from 170 homeowners: 1 payment outstanding at time of meeting (Mike) *Outstanding payment subsequently received.*
 - Mike reviewed the 2022 expenditures to date, projections for end of year. Presented and discussed the 2023 budget, approved by homeowner ballot.
 - ii. Maintenance repairs at Lindberg entrance (Mark)
 - Sprinkler system repaired and activated
 - Contracted for masonry repairs to monument walls
 - Upkeep and maintenance of beautiful landscaping on both sides of entrance

- iii. Landscaping, trees, and overall common areas
 - Cleanup and control overgrowth in underbrush along Kestral Blvd
 - Pruning trees and shrubs on common areas throughout neighborhood
 - Treatment of ash trees throughout common area for Emerald Ash Borer
- iv. Secured Surveyor to record common area boundaries in neighborhood. Survey will facilitate verification of tree ownership and liability, prevention of erosion, etc.
 - Question posed about the common area being gifted to residents
 - Question about changing to a non-mowing option for common areas

4. Proposed projects for 2023 – Chris Kerlin provided an overview of projects

5. Approval of Budget for 2023 – Approved by >70% of members voting

6. ARB Report

| 2022 Activity | | Project Breakdown | |
|---------------------------|---|--------------------------------------|---|
| Proposals Received | 9 | Fence | 2 |
| Approved | 9 | Roof | 3 |
| Not Approved | 0 | Deck/Patio | 1 |
| Awaiting more information | 0 | Other (pool, drainage, garden, etc.) | 3 |

7. Open discussion

Attendees raised the following questions and comments:

- A. Community work day suggested, feedback was positive
- B. Any discussion with city regarding street repair
 - i. To be followed up with board
- C. Question about activities between Purdue and south side of property
 - ii. To be followed up with board
- D. Speed limit sign on Kestral should be closer to Lindberg
- E. Suggestion that HOA consider giving common area property back to homeowners whose property abuts common area. Individual homeowners would be responsible, no need for assessments to cover expenses, eliminate HOA. Board thanked for suggestion, not likely in 2023 as would require significant legal cost.

8. Adjournment at 7:16 pm

APPROVED BY QUORUM OF HOMEOWNERS; 2023 ANNUAL MEETING: 13Nov2023