

# BLACKBIRD FARMS HOMEOWNERS ASSOCIATION (BBFHOA) 2023 ANNUAL MEETING

November 13, 2023

Blackbird Farms Apartments Clubhouse

## DRAFT MINUTES:

1. Call to Order: 7:04 PM
2. Quorum established with 96 attendees/proxies received (86 required for quorum)
3. Minutes from 2022 Annual Meeting approved as submitted by a majority of votes cast
4. Guest Speaker: Amy Krzton-Presson, Watershed Coordinator, Wabash River Enhancement Corporation
  - a. Goal: improve quality of life along river front
  - b. Decrease storm water run-off
  - c. Home visits offered - to advise homeowners regarding home rain gardens, preserving runoff
  - d. Desire to decrease use of herbicides and pesticides
  - e. Handouts provided including list of invasive plants in Tippecanoe County
5. 2023 BBFHOA BOD introduced:
  - a. President, Dedra Markovich
  - b. Treasurer, Mike Faith
  - c. Secretary, Jeff Brown
  - d. Chris Kerlin, ARB Chair
  - e. Mark Gildersleeve
  - f. Logan Link
  - g. Camden Lowrance
6. 2024 Board (officers to be elected at next BOD meeting); all candidates seated by majority of votes cast
  - a. Dedra Markovich
  - b. Tom Gilliom
  - c. Chris Kerlin
  - d. Mark Gildersleeve
  - e. Jeff Brown
  - f. 2 open positions remain; attendees encouraged to volunteer/serve as Board members
7. Board Report of 2023:
  - a. Financial Report attached to minutes
    - i. 170 of 171 homes paid annual assessment in full; one home in probate
  - b. Annual assessment to increase by \$10 in 2024 to \$220
  - c. Maintenance and repairs at Lindberg entrance; masonry/lighting/landscaping
  - d. Landscaping, trees, and overall common areas
    - i. Cleanup and control of landscaping overgrowth and underbrush along shoreline
    - ii. Pruning trees and shrubs along Kestral Boulevard and throughout common areas
  - e. Completion of Boundary Survey of Common Areas. Objectives of survey achieved, including verification of common area property lines to confirm responsibility and liability for trees, landscaping and underbrush growth throughout neighborhood; establishment of clear property lines for homeowner project requests, including additions, fences, and shed installations; and facilitation of project planning for erosion prevention around pond shoreline
  - f. Garage Sale; great turnout for sale, 20+ homes participated; some concerns regarding trash from visitors, inappropriate parking, carelessness regarding landscaping.

8. Proposed projects for 2024:
  - a. Launch new interactive website for neighborhood; hope to decrease need for emails and improve overall communication
  - b. Address fence repair issue along Lindberg Rd
  - c. Use survey results to complete inventory of trees, landscaping, common area responsibilities
  - d. Develop plan and timeline for pond shoreline restoration and erosion control; prepare proposals for funding assistance; Amy Krzton-Presson and GoGreener involved
    - i. Plan conversations with affected homeowners
    - ii. Final boundaries to be filed with County Recorder's Office
  - e. Organize neighborhood workday to support shoreline restoration
  - f. Garage Sale: August 17, 2024
9. Approval of 2024 Budget
  - a. Passed by majority of votes cast; includes increase of annual assessment to \$220 from \$210 to cover inflationary increases in lawncare maintenance, tree care, professional fees, etc.
10. ARB Report
  - a. Hope to enable online change requests via new website, e.g., fences, decks, solar panels, etc.
  - b. Homeowners can expect response to requests within 1-2 weeks
11. Facilities Agreement for Clubhouse activities
  - a. New agreement regarding use/dog park/pool/tennis court; need signed/filed document and paid fee for use
12. Other items:
  - a. Concerns regarding commercial vehicle use of cul-de-sac areas, especially spring/summer in area of Sandpiper Court South
  - b. Encouragement of contractor accountability when completing work in common area, on/near homeowner property
  - c. Lafayette Tree Friends; free tree opportunities for common areas/easement noted
  - d. Native Indiana tree opportunities noted, high quality/affordable
  - e. Snow removal on homeowner sidewalk/right of way at school bus pick-up sites discussed
13. Meeting adjourned by consent at 8:36 PM

*Submitted for review and unanimously approved by Board: December 5, 2023*