

BLACKBIRD FARMS HOMEOWNERS ASSOCIATION (BBFHOA)
2024 ANNUAL MEETING
November 13, 2024 7:00 – 8:00 pm
Blackbird Farms Apartments Clubhouse

MINUTES

1. Call to Order
2. Establishment of Quorum
 - Votes required for quorum: 86
 - Votes received as of 7:00pm: 70

As the number of ballots received did not represent a quorum, any decisions required for continuing business were postponed until a quorum is reached. The Board will continue to pursue proxy ballots from homeowners until a quorum is achieved. (Quorum was subsequently achieved in March 2025).

3. Approval of minutes from 2023 Annual Meeting (*item tabled until a quorum is reached*). (*Quorum was subsequently achieved in March 2025, 2023; 2023 Annual Meeting Minutes are therefore approved*). Available at <http://www.blackbirdfarmshoa.org/documents.html>
4. Guest Speaker: Wabash River Enhancement Corporation
The invited speaker was not able to attend the meeting, but will be invited to a future meeting of the Board, all of which are open to homeowners.
5. 2024 BBF HOA BOD introduction
 - President, Jeff Brown
 - Secretary, Dedra Markovich
 - Treasurer, Tom Gillion
 - ARB Chair, Chris Kerlin
 - Member, Mark Gildersleeve
6. 2025 BOD (officers to be elected by the new Board at its first BOD meeting); all candidates to be seated based on majority of votes cast. (*Quorum was subsequently achieved in March 2025; members seated include all from 2024, plus Barbara Sayward*).
7. Board Report of 2024
 - Assessments received from 171 homeowners
 - Maintenance and repairs at Lindberg entrance
 - Completion of masonry repair and sealing of monument walls to preserve against elements
 - Maintenance and management of landscaping on both sides of entrance
 - Landscaping, trees, and overall common areas
 - Cleanup and control of landscaping overgrowth and underbrush along shoreline
 - Pruning trees and shrubs along Kestral Boulevard and throughout common areas
 - New tree planting in common areas in concert with City of WL/Jennifer Gardiner
 - Completion of Boundary Survey of Common Areas. Objectives of survey achieved, including verification 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

- HOA now owns lot #192 (Blackbird Pond) *As a result of the Boundary Area Survey of Common Areas, it was discovered that the pond ownership should have transferred to BBF HOA upon the completion of the neighborhood development. This transfer was completed in June 2024.*
- AirBnB/VRBO update *Jeff Brown reminded homeowners that short term/transient rentals are NOT allowed in BBF, as specified in the Covenants.*
- Single Family Dwellings
Jeff Brown noted that the intention of the neighborhood, as set forth by the Covenants, is for occupancy by single families. There are stipulations for rentals, and the BOD has begun asking for copies of leases from those homeowners who do not occupy the owned home. Any concerns or complaints about upkeep, lawncare or covenant violations should be directed to the BOD for prompt attention; the BOD will take up these complaints with the homeowners directly. It was also noted that this is not only for rented properties, but for all homes in the neighborhood.
- Garage Sale – Strong turnout; successful

8. Proposed projects for 2025

- Launch new interactive website for neighborhood (underway in 2024)
- Using Survey results, complete inventory of trees, landscaping, and common area responsibilities
- Develop plan and timeline for pond shoreline restoration and erosion control, and prepare proposals for funding assistance
- Continue Common Area Native Planting Pilot Project along Kestral Blvd.
Chris Kerlin provided updates and the vision for the Native Planting area. New trees have been planted, grass has been killed off, and wildflowers and grasses will be planted in winter and spring; there will be growth in the area in summer 2025. Discussions underway for a bench and possible resting/viewing space.
- Garage Sale – August 16, 2025

9. Approval of Budget for 2025

Proposed 2025 assessment: \$220 per household, no change vs. 2024.

Budget was discussed, but Approval was postponed until a quorum can be achieved.

(Quorum was subsequently achieved in March 2025; therefore the Budget for 2025 is considered approved).

10. ARB Report

11. Facilities Agreement for Clubhouse Activities

12. Other items – Open discussion

13. Adjournment at 8:27pm