

Brockton Manor Homeowners Association

HOA Annual Meeting  
White River Township Trustee's Office  
Thursday, December 8, 2022

ROLL CALL

1. Board Members Present:

Alan Rogers - President, Grievances  
Carlos Figueroa - Treasurer  
Michelle Hensley - Secretary  
Marie Napier - Common Area Maintenance  
David Johnson - Architectural Control

Board Members Not Present:

Simon Morse - VP, Communications Coordinator - *resigned*  
Matthew McGovern - Pond Maintenance - *voted by proxy*

2. Residents Present:

Bassler, Tod  
Doerr, David and Angela  
Ehlenhake, Joe  
Figueroa, Barb  
Johnson, Jan  
LePage, Steve  
Morse, Simon  
Murray, Jeff  
Smith, Mark and Heather  
Spomar, Rita  
Tuttle, Elyse

Residents Voting Via Proxy:

Chastain, Bob  
Whalen, Robert and Elizabeth

CALL TO ORDER

The annual meeting was called to order by HOA President Alan Rogers at 7:05 pm

## APPROVAL OF THE MINUTES

By unanimous vote, the minutes from the September 9th, 2022 in-person meeting were approved.

## AGENDA ITEMS

*For further details, please see attached PDF of presented slides.*

1. Welcome and thanks
  - 1.1. Bob Chastain  
Crime watch, garage sale coordination, stop sign sales, guard shack maintenance, tree trimming, & holiday lights
  - 1.2. George and Marie Napier  
Water sealant application to front retaining walls, procuring new holiday decorations
  - 1.3. Dave Johnson  
Tree sucker trimming
2. 2022 highlights
  - 2.1. Reminded residents that EAB is still a threat but current treatment protects neighborhood trees through 2025. Funds are still being collected through the annual budgets should a third injection treatment be required at that time.
3. Welcome new neighbors
  - 3.1. 10 new households moved to Brockton Manor during 2022
4. 2023 contractors & committee updates
  - 4.1. Common Area - Marie Napier
    - 4.1.1. Landscaping
    - 4.1.2. Irrigation & Lighting
    - 4.1.3. Spending
    - 4.1.4. Resident comment: Joe Uhlenhake - Is there a possibility of adding light posts near the guard shack similar to the other Greg Allen neighborhoods. Feels the current lighting is inadequate in the

evenings/nights. Believes there is also a possibility for the light posts to also be turned over the utility. ACTION to look into this.

4.2. Lakes and Fountains - Matt McGovern

- 4.2.1. Resident comment: Steve LePage - how much of the algae issues is due to lake residents fertilizing their yards? - That is definitely an issue along with the hotter weather. Is there anything that can be done to limit that?

Alan Rogers responded that it was determined that the fertilizers are partially to blame but the board has been unable to determine anything that can be enforced upon residents

- 4.2.2. Resident question: Tod Bassler - what is the health of the three fountains and control boxes on all ponds?

Alan Rogers responded that the units that are currently in the ponds are 25 years old and replacement parts are becoming obsolete. The neighborhood is preparing for purchasing new fountain motors when necessary.

5. Treasurer's report - Carlos Figueroa

5.1. Introduction to the two funds that the neighborhood utilizes

- 5.1.1. Capital Fund - major expenses (not annual expenses). The budget related to this is what has been researched to be major/detrimental expenses if not planned for properly.

- 5.1.2. Operating Fund - annual expenses, bills, etc.

- 5.2. Resident Question: Steve LePage - are the capital reserve items limited or felt to be related to the common area expenses or those areas specifically defined within the covenants?

Carlos responded yes.

- 5.3. Resident Question: Jan Johnson - are the attorney's fees necessary for people who aren't paying their dues included in the budget?

Carlos: Yes, it is under the professional services line. Additionally, there are penalties assessed against delinquent payers along with legal fees incurred. Also, interest is applied as well. Additionally, title companies check with the neighborhood about outstanding fees at times of closing for home sales.

6. 2023 budget proposal (vote)

- 6.1. Joe U moved to accept the 2023 budget as proposed, Rita Spomar seconded - Movement passed

(16) In favor - Bassler, Chastain, Doerr, Ehlenhake, Figueroa, Hensley, Johnson, McGovern, Morse, Murray, Napier, Rogers, Smith, Spomar, Tuttle, Whalen

(1) Against - LePage

7. 2023 board member elections (vote)

7.1. Rita Spomar moved to accept the 2023 budget as proposed, Angela Doerr seconded - Movement passed

(17) In favor - Bassler, Chastain, Doerr, Ehlenhake, Figueroa, Hensley, Johnson, LePage, McGovern, Morse, Murray, Napier, Rogers, Smith, Spomar, Tuttle, Whalen

(0) Against - None

8. Other business, new business, questions

8.1. Residents Michelle Hensley and Bob Chastain have put together a facebook group for Brockton Manor and Highland Park residents to connect and stay up to date. The group is not connected with the official HOA in any way and is used socially. It can be found at <https://www.facebook.com/groups/bm.hp.neighbors>

8.2. Tree sucker pruning is ongoing by Dave Johnson

ANNOUNCEMENTS & ADJOURNMENT

There being no other business, the meeting was adjourned at 7:59 pm.

Respectfully submitted,

*Michelle Hensley*

Secretary