

Brockton Manor Homeowners Association

HOA Annual Meeting

White River Township Trustee's Office

Thursday, December 4, 2024

ROLL CALL

1. Board Members Present:

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

Board Members Not Present:

None

2. Residents Present:

Adams, Katie	LePage, Lisa
Barr, Sara	McGovern, Amy
Chastain, Robert	Murray, Jeff
Doerr, David	Naub, Alan
Dorrell, Stan & Anita	Pierce, Adam
Eades, Phil	Pogue, JoAnn
Figueroa, Barbara	Roth, Emily and Jacob
Fletcher, Mel	Spomar, Rita
Hammerschmitt, Linda	Tuttle, Elyse
Hulsey, Dave	Uhlenhake, Joe
Johnson, Jan	Williams, Jeff
Kneebone, John	Wilson, Joha and Ronda

Residents Voting Via Proxy:

Abney, Jeremy	LePage, Stephen and Lisa
Copeland, James	Morse, Simon
Kiel, Lori	Rike, Dennis

CALL TO ORDER

The annual meeting was called to order by HOA President Alan Rogers at 7:04 pm

APPROVAL OF THE MINUTES

By unanimous vote, the minutes from the December 13th, 2023 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
Holiday decoration set up
 - 1.3. Dave Johnson
Tree sucker trimming
 - 1.4. Simon Morse
Email correspondence and website maintenance

2. 2024 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 and plan to be stopped at the end of 2025.
 - 2.1.1. If any neighbors want more information regarding tree removal, reach out to Matt McGovern regarding pricing and recommended providers
 - 2.1.2. Resident question regarding previous trees that had been removed by the board and why it has changed to owner responsibility at this time. Clarification was provided that during the first severe wave of the EAB a 75% vote had taken place to treat and replace affected trees within the initial assessment time but not ongoing.

Resident had a follow up question regarding the requirements of replacement. This is required, space permitting.

- 2.1.3. Resident request for information on how to get on a discount for new curbside trees. Board commits to send email in spring offering a potential group order/discount.
(Action: Marie Napier to contact Primary Grounds)
- 2.1.4. Joanne Pogue voiced concern regarding one of the newly install trees still have many roots near the surface and look to be a risk for sidewalk buckling. Alan to review in Spring.

3. Welcome new neighbors

- 3.1. 7 new neighbors joined Brockton Manor in 2024.

4. 2024 contractors & committee updates

4.1. Common Area - Marie Napier

- 4.1.1. Landscaping, including plans to expand front entrance landscaping to prevent vehicles from driving through the lawn area and damaging landscaping and irrigation heads.

Resident question if a lamp post could be used rather than landscaping. This has been reviewed previously and was not feasible due to county requirements.

- 4.1.2. Irrigation & Lighting, including the introduction of the need to replace irrigation system in the coming years due to age.

Joe U. shared that he believes that due to the age of the grass, the front entry lawn should be established enough to no longer need irrigation and would remain green. Cited Sugar Grove and his own lawn. Requests that this possibility be investigated so that funds might be used for other things (landscaping, trees, etc.)

- 4.1.3. Entrance Sign Installation

- 4.1.4. Spending

4.2. Lakes and Fountains - Matt McGovern

- 4.2.1. Resident question regarding why the fountains move year to year – this is a mix between the fountains be manually installed and the electrical connections having been trimmed years ago.

Resident hypothesized that the pipe connecting ponds 2 and 3 was installed at a different height in 2018 and may be contributing to water

level and algae issues.

5. Treasurer's report - Carlos Figueroa

5.1. Introduction to and update on 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.

5.1.3. Resident questions and comments

Do the capital funds sit in an interest earning account? Yes.

How many homes have not paid their dues? Approximately 4 homes.

Concern regarding fountain replacement costs for each pond, will ponds 2 and 3 likely be the same approximate cost for pond 1 fountain replacement? Yes. If there is not enough in the general capital fund (like there is for pond 1 fountain), there will likely be a special fund assessed as part of the neighborhood HOA dues.

5.2. Introduction for the special project proposal to update section 8, article V limit on board spending without annual meeting or majority approval – Alan Rogers

5.2.1. This would be for “emergency” projects and needs only that are not already included in and voted on in the annual budgets.

Eagle Trace has no limit included in their covenants

Highland Park has \$10,000

The approximate legal fees to make this update will be approximately \$3,000

A vote in favor would be to look at increasing the limit, not to pass the limit today.

5.2.2. Resident question – would it cost more to include more changes in the single request? If not, would be in the HOA's interest to look into any other changes that may be desired? (Lake maintenance, etc.) – The Board will investigate that, should the special project move forward.

6. 2025 budget proposal (vote)

Carlos F. moved to accept the 2025 budget as proposed, Joe U. seconded -
Movement passed

(31) In favor

(1) Against

(0) Abstain

7. 2025 HOA dues (vote)

Carlos F. moved to accept the 2025 dues as proposed, Alan R. seconded -
Movement passed

(31) In favor

(1) Against

(0) Abstain

8. Fountain 1 replacement (vote)

Carlos F. moved to accept the fountain replacement for pond 1 as proposed,
Dave J. seconded - Motion passed

(29) In favor

(2) Against

(1) Abstain

9. 2025 board member elections (vote)

Robert C. moved to accept the 2024 board as proposed, Rita S. seconded -
Movement passed

(32) In favor

(0) Against

(0) Abstain

10. Limit on board spending special project initiation

Carlos F. moved to begin investigating the actions required to update the HOA documents to modernize board spending limits as proposed, Rita S. seconded - Motion passed

(31) In favor

(1) Against

(0) Abstain

11. Other business, new business, questions

It can be dangerous to leave leaves in the street and it also can impact the effectiveness of street storm drains which prevent flooding. Communication to be shared.

There have been some issues with residents receiving emails. Follow up requested.

Request for neighborhood garage sale to be extended to be 2 days. Bob Chastain confirms the 2025 garage sale will be 2 days in June (Friday and Saturday).

Concern regarding cards and golf carts not stopping at stop signs on Berry Road. The Board has investigated this, and the county will not allow flashing lights or speed bumps. Communication to parties participating in the dangerous activities is the only option currently.

ANNOUNCEMENTS & ADJOURNMENT

There being no other business, the meeting was adjourned at 8:53 pm.

Respectfully submitted,

Michelle Hensley

Secretary