

Willow Creek HOA
BOARD OF DIRECTORS
MEETING MINUTES
8/30/2017 7:00 PM

I. CALL TO ORDER

- A. Jose Beyer called the Board meeting to order at 7:00 PM at the Westfield City Hall.
 A quorum was present.

II. ROLL CALL

- A. Board Members Present:
✓ Jose Beyer
✓ Nancey Abbott
✓ Diana Kaufman
- B. Others Present: (Managers/Employees)
✓ Attorney Tom Murray
- C. Approximate number of Homeowners in attendance: 16 homeowners

III. EXECUTIVE SESSION DISCLOSURE

- A. Executive session convened at 7:15 PM to discuss Updating the Covenants

IV. DISCUSSION

- A. Updating Covenants to limit the amount of Leasing activity in the neighborhood
✓ The proposed language was not acceptable to all.
✓ Suggestions were made to make the following changes
(a) Must own the home for one (1) year prior to leasing
(b) Blank copy of lease to be provided to board
(c) Lessor to provide copy of covenants to Lessee
(d) Lessor to provide acknowledgement of receipt of covenants
(e) All Leases must be in writing and have a term of at least one (1) year
(f) Owners are ultimately responsible for and covenant violations of Lessees
(g) Does not apply to roommates
(h) There haven't been any new Corporate purchases in the last 12 months
✓ Discussed addressing cases of hardship – with Board approval
✓ Cost of Violation letters
(i) \$150.00 for letter
(j) \$250.00 fines
- B. Changing the vote from two thirds of the neighborhood to a majority vote
- C. Next Steps:
✓ Sent out Redline version of existing draft proposal
✓ Schedule next meeting for Kickoff/Questions
✓ Send out ballots and notices for voting six (6) month time period begins
✓

V. FINANCIAL REPORT

- A. Delinquency Report
✓ Forty one (41) homeowners delinquent at this time
✓ Should be noted that most of these delinquencies did not receive an invoice

VI. NEXT MEETING DATE

A. TBD –

VII. ADJOURNMENT

A. There being no further business the meeting was adjourned at 8/31/2017 9:00 PM.

BOARD CERTIFICATION & APPROVAL OF MINUTES:

"This is to certify that the Willow Creek HOA is a Indiana Nonprofit Mutual Benefit Corporation; that the Board is duly constituted; has made all decisions based on reasonable investigation, in good faith and with regard to the best interests of the community and its members; has exercised discretion within the scope of it authority under relevant statues, covenants and restrictions in discharging its obligations; and herby approve the authenticity of actions reported in minutes of this meeting."

APPROVED:

SECRETARY _____ **DATE** _____