

# Turfway Park HOA Community Meeting

## MINUTES

OCTOBER 20,2013

2:00PM – 3:20PM

JOHNSON COUNTY PUBLIC LIBRARY,  
WHITE RIVER BRANCH

<b>MEETING CALLED BY</b>	The board members of HOA of Turfway Park (TWP)
<b>TYPE OF MEETING</b>	Annual Community Meeting
<b>FACILITATOR</b>	Richard Weis
<b>NOTE TAKER</b>	Marcie Bryant
<b>ATTENDEES</b>	President of TWP, Richard Weis Vice President, Bob Morgan, Treasure, TJ Warrner, Architectural Control, Greg Pryor, Website Manager, Alissa Pryor, Secretary, Marcie Bryant, Residents of Turfway Park

## Agenda topics

### DRAINAGE OF RETENTION POND

RICHARD WEIS

<b>DISCUSSION</b>	The retention pond drain tiles were not flowing adequately and putting TWP homeowners and homes adjacent to TWP in jeopardy of flood damage. Scott Tanner, the attorney that represents TWP, was consulted. He informed us that due to a contract made by the builders of TWP, we are not only responsible for the retention pond runoff and its irrigation in TWP, but we are also responsible for an adjacent neighborhood. Quotes were received for clearing the blockage from the pipes that were causing flooding. Some of the first quotes received were in the thousands of dollars. These prices could have caused an assessment on all the TWP properties. Fortunately, Richard was able to have a meeting with the Johnson County Commissioner and with their help got a quote for \$700 to flush the blockage that was causing the flooding and also TWP was able to get mosquito treatment in the needed areas through the county. This company will continue to keep the irrigation flowing. In addition, upon review of the insurance policy, we found that it does cover flood damage with certain stipulations also after the review the policy price was reduced by \$300 a year.		
<b>CONCLUSIONS</b>	Retention pond situation has been resolved!		
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>	
N/A			

### CHANGE IN BOARD MEMBERS

RICHARD WEIS

<b>DISCUSSION</b>	Jerry Ashlock, the prior president of the HOA no longer resides in TWP, therefore our former vice president stepped up and is now president of the TWP HOA. Also, Bob Morgan was voted in as the new vice president. Greg Pryor took on the responsibility of architectural control. And Alissa Pryor has taken over the website. Thank you for volunteering your time to the betterment of the community we live in.		
<b>CONCLUSIONS</b>	Congrats and thanks new board members		
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>	
N/A			

NEIGHBORHOOD UPDATES

RICHARD WEIS

<b>DISCUSSION</b>	There were three new signs posted at the three entrances of TWP. There was new landscaping done at the main entrance done. The pine trees were infested with a bug and were dying. New Norway Spruce trees will be planted next year. Some of the streetlights were blinking or out, they have been replaced, please update the HOA if you notice more of the lights are out. Thanks to everyone who helped out by painting their mailboxes. It really made a big difference in the appearance of the neighborhood.	
<b>CONCLUSIONS</b>	Neighborhood is looking great. It could not have happened without everyone helping out. Thanks to all	
<b>ACTION ITEMS</b>		<b>DEADLINE</b>
N/A		

ENFORCING NEIGHBORHOOD COVENANCE

DISCUSSED BY ALL

<b>DISCUSSION</b>	Please remember that the purpose of the HOA and enforcement of the covenant is to maintain the safety and appearance of our neighborhood which will also maintain property values for us all.  Common rules that are overlooked are trash cans being stored within the site of the street; trailers, campers, boats being stored on driveways and not maintaining the yards. Also please remember that if you want to make a change to the outside of your home or your yard, first fill out an architectural control form (on the website).  Reminders will be sent out to those who are not following the covenant rules.	
<b>CONCLUSIONS</b>	N/A	
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
N/A		

BUDGET

TJ WARRNER

<b>DISCUSSION</b>	A copy of the 2012 and 2013 budgets were presented in detail by TJ. He laid out these budgets in two formats. There is both a summary and then the expenses in detail by vendors. In summary the 2012 budget went \$2080.85 into a deficit. The 2013 budget was \$10,526.30 in the black. Due to hard work by all of those that volunteer for the HOA, they were able to reduce costs and put TWP at a point that we feel there will not be a raise in dues for 2014. If we are able to maintain this budget dues may decrease in 2015. The budgets will be posted to the website.	
<b>CONCLUSIONS</b>	Nice job TJ. Also thanks to those that found ways to cut our costs.	
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
NA		

CRIME

STEVE EDWARDS

<b>DISCUSSION</b>	Steve Edwards updated us on the crime going on in our neighborhood and areas close by. He let us know that people are continuing to go through unlocked cars and personal property has been taken. Please remember to keep cars locked as these people are rarely breaking windows to get in to cars. Also remember to =bring your garage door openers out of the cars that stay outside as they can be used to gain entrance to your garage and possibly house. There was also TWP resident that had their patio furniture stolen. Please be sure to report any suspicious activity. <b>On Halloween Night security will be patrolling our neighborhood during the trick-or-treating hours.</b>	
<b>CONCLUSIONS</b>	Be aware of what is going on in your neighborhood	
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
NA		

<b>DISCUSSION</b>	There was a recent article in the Newspaper that was warning home owners of Johnson County that there is a company buying up homes to make into rentals. The company has bought 350 homes in Johnson County over the past year and 1800 in Central Indiana. The threat that presents to home owners is that these companies are very distant and may not maintain the properties that they are renting out. TWP HOA will do our best to let these owners know that there is an HOA and covenants to follow. We ask home owners to maintain their properties as to set a precedent for the renters going through these large companies.		
<b>CONCLUSIONS</b>			
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>	
NA			

<b>MEETING END</b>	3:20pm
<b>NEXT MEETING SCHEDULED</b>	The goal is to have a 2014 meeting in October of next year. We will keep you updated. This will also be the year to vote for HOA board members
<b>SPECIAL NOTES</b>	Thanks to all for their hard work to maintain condition of Turfway Park

1