

HUNTINGTON CHASE HOMEOWNERS ASSOCIATION
MINUTES OF THE ANNUAL MEETING
February 19, 2005

Board of Directors and Committee Chair Attendance: Herm Stonitsch, Jim Clark, Ted Mourouzis, Mark Miller, Bonnie Oliveira, Paul McLear, Eric Wiselogle.

Call to Order and Introductions: Herm Stonitsch, President, called the meeting to order at 10:10AM. Herm proceeded to introduce the members of the Board of Directors, the members of the standing committees and the representatives from the Kirkpatrick Management Company. Included in the introduction of the committees was a brief description of the purpose and role of each committee. Herm also extended an open invitation for those who would like to serve as part of a committee. Contact information for Herm and Kirkpatrick were mentioned at the conclusion of the introductions. Please see attached meeting materials for further details.

President's Report:

Agenda Preview – Herm highlighted the central points that would be covered during the meeting during a review of the agenda. These items were presentations by Board members and Committee Chairs, a question and answer session, and the election of two new members of the Board of Directors.

High-level Financial Review – Herm informed the audience that the Board has elected to reduce the monthly dues for Huntington Chase for 2005. This reduction was due to a surplus in the operating account of approximately \$5,000. The board decided that the best way to distribute the surplus was to reduce the monthly dues to \$620 for one year. The expectation is that dues will return to \$660 in 2006. In the event that an emergency expenditure arises during the year, the Board will use the Replacement Reserve account for funding. Herm stated that a more detailed review of the finances would be presented during the Treasurer's Report.

Annexation Review – Herm began a discussion concerning the efforts of the City of Carmel to annex portions of the township including Huntington Chase, by referring to a letter to the membership on December 21, 2004. The memo basically stated that the board did not feel that it was appropriate to take an official position on the question of annexation. The board feels that each member should make come to their own decision concerning the question. However, the board did feel that it was important to meet with both sides of the debate to gain a more informed understanding of the potential impact of both a successful or unsuccessful effort to annex Huntington Chase. The results of those meetings are summarized in the December 21, 2004 letter. Please see attached meeting materials for a copy of the letter.

Committee Reports:

Crime Watch – Since Andrea Leopold, Chair, was absent, Herm reviewed a memo prepared by Andrea her. Herm briefly discussed the fact that break-ins in and around our neighborhood have and continue to take place. We as neighbors need to remain vigilant. He stated that we should keep our eyes open to help protect our neighbors. Andrea would like to introduce that new crime watch program to our neighborhood soon and is soliciting volunteers to help arrange a meeting. Also communicated in the memo was that Crime Watch will continue regardless of the outcome of the annexation question. During the discussion Brett Thomas pointed out that everyone should be sure to check their outside lights including the pole lights. He has noticed that several had burned out in the neighborhood.

Development Control Committee – Mark Miller, Chair, described the purpose of the committee and the process that it follows to approve request for changes to property in Huntington Chase. The guidelines used by the Development Control Committee are on file with the County Recorder in Noblesville. The current forms necessary to request a change are available on the Huntington Chase Web site. Mark stated that consistent rules help maintain the overall value of the homes in our neighborhood. He also added that the committee basically has approved all of the requests that they have received. Most of the requests have been for things like garage expansions, fences and painting. Herm pointed out that the committee has an obligation to all of the homeowners to ensure fairness and consistency to the enforcement of the covenants. He encouraged people to contact the Development Control Committee to get approval before they make a change to their property. After changes are made, it is more expensive and inconvenient to redo work that is not in compliance with the rules. Finally it was pointed out by Mark that the Architectural change form states that you should also inform your neighbors that you are making a change to your property.

Website – Paul McLear, Chair, informed the membership that the website receives about 260 visits. Although this is not an exact measurement because some of the visits are made by people who do not intend to visit our Huntington Chase site. In all we get about 860 total hits to the pages on the site. Paul requested that if anyone had some information that they would like posted on the site to please let him know. Input from the board, KMC and the membership would be appreciated.

Social Committee – Since Debbie Rothchild and Dana Kelley, Co-Chairs, were absent, Herm briefly discussed the activities of the Social Committee as the Spring and Fall garage sales, the Summer Block Party, the Halloween parade, and the Community Directory.

Treasurer's Report – Since Ted Mourouzis, Chair, temporarily stepped away from the meeting, Herm led the discussion by providing the membership with a description of the Operating and Replacement Reserve accounts. He also explained the budget worksheets attached to the meeting agenda. Please see attached meeting materials for further details. Herm explained that the dues for the neighborhood went up \$50 last year and have been reduced for 2005 by \$40 to spend down a surplus in the operating account. He also reiterated that the dues are expected to return to the \$660 level for 2006. Herm responded to a question from a member concerning the insurance claim filed for a light pole that was hit during last winter. The question was where is the expense to replace

the light pole. Eric will research the question and inform the member at a later time. Herm explained that the legal fees incurred were due to proceedings related to a bankruptcy, which occurred in the neighborhood, and the filings related to the consolidation of documents for the Huntington Chase and Sutton Place neighborhoods.

The topic of the irrigation system was addressed during the review of the Landscaping line item. Herm explained that the crews which expanded the roads bordering the Huntington Chase sub-division had damaged the existing irrigation system. The sub-division had no recourse because the irrigation system was originally installed in the easement. He continued to state that although the board intends to replace/repair the system, it would wait until after the question of annexation is resolved. The city and the county have significantly different plans for road expansion, which would factor into the board's decision. The next topic discussed was the current three-year contract with Waste Management and the issue around the reduction of frequency of recycling pick-up. Members voiced concern over the unilateral change in service and the potential of odor in the summer months due to less frequent pick-ups. Herm stated that the current contract provides for just such a unilateral change in service but that this loophole would be closed in the next contract. Waste Management would provide for additional containers for the extra storage requirements for recycled materials. It was mentioned that perhaps the board could request for more frequent pick-ups during the summer months only.

Herm covered the Snow Removal Budget. He explained the difficulties in estimating something as variable as the amount of snow that would occur during a season. A member requested to know some of the details on the Par 5 contract for snow removal. It was explained that the service is contracted to begin anytime within 4 hours after the snow has stopped. There are exceptions when large amounts of snow fall for an extended period of time. Bonnie Oliveira noted that the number of lawns damaged by the plows was reduced this year. She further stated that if the snow plows damaged your lawn Par 5 would repair the damage upon request. Herm concluded the discussion on snow removal stating the 2005 budget assumes a return to normal levels. One member voiced concerns over the noise coming from Towne Road. Herm mentioned that NOAX wanted to propose to the agency which will expand Towne Road to include earthen barriers and additional landscaping to block the noise. The final topic discussed during the Treasurer's report was the Replacement Reserve Account. The first project undertaken was the replacement of the riprap around the pond. The board took a longer-term approach to the pond maintenance. Instead of patching only the worst areas every 2-3 years the board elected to do a complete replacement, which should last for 8-10 years. Other projects, which were postponed this year, were entrance brick wall-tuck point and street sign painting.

Kirkpatrick Management Report – Eric Wiselogle, Property Manager, requested anyone who had a question or concern to contact him directly.

Landscaping Committee – Bonnie Oliveira, Chair, began her report by thanking all of the members of the landscaping committee. She also mentioned that there was a sign up sheet for anyone who was interesting in working with the committee this year. The first project discussed was the replacement of trees in the neighborhood. Bonnie and members of the committee surveyed the perimeter of the sub-division and selected areas that seemed to be in most need of trees due to losses of previous plantings. They then offered the trees to the homeowners and requested that they water the trees. The residents who accepted the offer received trees while those that did not accept did not receive trees. The Huntington Chase Homeowners Association paid \$550 in total for all 34 trees planted. Chuck Poulsen and others prepared the ground and the trees were planted in November. In addition to the standard activities of maintaining the beds and common areas throughout the sub-division, other activities performed by the committee included contracting with Par 5 to water the beds in the entrance of the sub-division, removing 20 stumps, replacing 3 Ash trees, planting 34 trees in the common area, planting 1,000 new daffodil bulbs. Bonnie addressed a question about the durability of the pine trees planted in the common areas. Many of the pine trees planted in Huntington Chase were brought up from southern regions and have not done well in our climate. The topic of the irrigation system was revisited by one of the members. It was determined that the board would establish a sub-committee to develop a specific action plan with regard to the replacement of the system. The starting point for this plan will be to review the funding recommendations housed in the current approved replacement reserve study. Herm stated that the work of the landscaping committee has helped to enhance the curb appeal of our neighborhood and he thanked the committee for its efforts.

Q&A Session: A question was asked concerning the details around the expansion plans for Towne Road and 116th Street. Herm replied by stating the city had a much more aggressive plan than the county to expand both Towne Road and 116th Street. The current city plan has Towne Road in Phase 1 and 116th Street in Phase 3; whereas, the county has a rather low priority on the expansion of Towne Road. One member was interested in potentially approaching Par 5 for a volume discount on services for neighborhood residents. Eric agreed to check with Par 5 if they would offer discounts for items like mulching, mowing and snow removal. A suggestion was made that the board send out a note with the January billing that allows people to designate a proxy for the annual meeting at that time. The board will take the suggestion under advisement.

Nominations for Director Positions: Herm opened the floor for nominations. Two nominations (Matt Rydell and Brett Thomas) were offered and accepted. Ballots were handed to all assembled and a vote was taken and counted. Each candidate received 20 votes. Due to a lack of a quorum of the membership, the voting is still open until such time that the necessary votes or proxies can be obtained.

Adjournment: A motion was made and seconded to adjourn the meeting. A voice vote was taken and the meeting was adjourned.