

Mayfair Village Homeowners Association Inc.
2019 Annual Meeting Minutes
Wednesday, May 15th, 2019, 6:30 PM
Raymond Park Intermediate Academy

Call to Order

The annual meeting of the Mayfair Village Homeowners Association was called to order at 6:35 PM.

Introduction of Board Members

Board members present were President Shelia Griffin, Secretary Candace Sparkman, and Treasurer Hiedi Beaty. Member at Large William Taylor was not in attendance.

Introduction of Community Manager

Shelia Griffin announced the attendance of the new management company, Your HOA Community Management. Kesha Robinson, Chief Operations Officer introduced the team present which included Timothy Plunkett, Founder and CEO/CFO and Erica Reveles, Chief Communications Officer. Ms. Robinson provided a brief overview of Your HOA Company and explained their positions within the company and provided contact information.

Treasurer's Report

Hiedi Beaty gave the financial report as of May 1, 2019:

Operating Cash	\$35,506.36
Reserve Cash	\$ 6,641.29
Accounts Receivable	\$30,594.06

Old Business

Shelia provided an update on old business

- 1) Community Signage Project
 - a. Pond signs: This project was completed last year. However, a couple of signs have fallen down. They will be re-installed as weather permits.
- 2) Rezoning Modification

The hearing for May was rescheduled to June 5th due to a formality with a form not being filed in a timely manner. Legal counsel nor the board was informed of the requirement to file the form. Legal has all the information to submit the paperwork for the June hearing. If the petition is approved at the June hearing we will be informed by mail.

If an approval is granted, it will only resolve any outstanding violation homeowners currently have with the city and allows the board to move forward with changing the covenants to possibly allow items that were requested to be changed in the zoning petition. Any approval granted by the city does not automatically mean that the items in the petition are allowed within the community. The next step in the process will require a special meeting of the HOA and voting by ballot of the HOA for the items

such as sheds etc. Anyone who installs unapproved items will be in violation and will be required to remove the unapproved items.

3) Governing Documents Revision

The board has reviewed the By-Laws and Covenants, Codes and Restrictions to identify items that are inconsistent among the documents. Due to the issues surrounding the rezoning, the revisions are only in a draft format for submission to legal counsel as they may need to be revised based on the response received from the city after the June hearing. Any changes that require a vote from the association will be afforded that opportunity once legal counsel has prepared any such documents for voting.

4) Community Projects

- a. Tree Removal: The board has performed a visual survey of trees in the common areas that need to be removed and/or replaced. This project has been put on hold. There are other issues that are more of a priority at this time. However, if any trees become a hazard they will be removed.
 - b. Drainage at Franklin Entrance: This week DPW gave approval for the HOA to fix the drainage issue without a permit as they consider the type of work to be maintenance. A bid will be requested from the current Landscape contractor. If it is not cost effective other alternatives will be used i.e. volunteer labor with reimbursement for the materials only.
- 5) Stop Signs and Speed Limit Signs: This project was completed last fall. Not all the requested stop signs were granted as the community did not meet the necessary criteria for stop signs. However, we did get a lowered speed limit and a stop sign near the playground and curve signs.
- 6) Architectural Review Process: Shelia provided an overview of the ARC process and recommended that homeowners contact the board or management regarding any projects in advance to avoid any potential violations.
- 7) Storm Water Grates: Shelia explained that storm water grates throughout the community that are on homeowner's property are the responsibility of the homeowner to be kept clear of debris and shrubbery. Additionally, some of the grates still have black mesh around them which homeowners need to remove and dispose of so that water flows freely.

New Business

- 1) Contracts: Shelia announced that all contracts will expire at the end of 2019 with the exception of the new management contract. Management will seek bids for each of the new contracts; pond service, landscape and snow removal.
- 2) Security: Shelia explained that security is only hired for the summer. Security is off-duty IMPD officers who have full police powers who issue citations as they see fit. The board asks them to address certain issues within the community during their patrols but cannot prevent them from doing their police duties. The board will vote on security for the summer after the annual meeting.

A resident asked about parking and blocking the sidewalks. Shelia explained that sidewalks are controlled by the city. Municipal Code states that vehicles cannot block the sidewalk and therefore homeowners can be cited for blocking the sidewalks. Another resident complained about vehicles blocking the mailboxes. Shelia explained that parking on the streets is not under the control of the city. She did note that mail is delivered between the hours of 7AM and 8PM and homeowners and their guests should be courteous and not block mailboxes which prevent the delivery of mail. Additionally,

she noted that Municipal Code states that vehicles are to be parked facing with the flow of traffic and within 12" of the curb.

Shelia also mentioned that there are two areas of the community that have what is considered "eyebrows" and has two curbs, the area at Exton Road and Sotheby Lane and the east end of the community at the curve on Sotheby Drive. The eyebrows are not intended for "parking lot" style parking. These "eyebrow" areas are not considered street surfaces and therefore cars should not be parked in these areas or along the street/curb area in front of the "eyebrow" which would obstruct entry to the homes located in these sections.

Shelia also mentioned that commercial trucks over two axles i.e. semis are not permitted in the community. This includes parking in homeowner driveways. This is stated in the Municipal Code as well as the Covenants.

Shelia noted that the Board is not responsible for everything. As citizens please use the services that your tax dollars provide and make reports to IMPD and MAC as you see fit.

- 3) Pond Aeration and Erosion: Shelia gave an update on the ponds. She stated that the ponds are too shallow for fountains as they will only create additional erosion. The pond depths are as follows: Southwest pond is 14 ft., North pond is 15 ft., and East pond is 10 ½ ft. The ponds need to be addressed however the budget at this time cannot support the need. Shelia has researched other methods of erosion control (rocks or native plants) but again these methods are costly. The East pond is of greatest concern and needs dredged but the budget cannot support the expense currently. An analysis of the ponds is needed so the board will attempt to locate someone who will do one for free. A resident recommended the IU Ecology department.

Election of Board Members

The residents were asked to complete their ballots. The ballots were turned into Your HOA and counted and it was determined that current board members Sheila, William, Candice will stay on the board of Mayfair Village and a new board member, Jeff, will be added and one board member, Heidi, will be moving out of the community and no longer remain on the board.

Shelia Griffin - 22

William Taylor - 21

Candice Gilbert - 20

Jeff Skirvin - 8 Welcome our newest board member

Adjournment of the Meeting

The annual meeting of the Mayfair Village Homeowners Association adjourned at 7:30 PM.