



## Board of Directors Monthly Meeting

Date: October 12, 2021  
Time: 6:00 p.m.  
Place: Westview Alliance Church  
9804 Illinois Road  
Fort Wayne, Indiana 46804

### MEETING MINUTES

ITEM 1: CALL TO ORDER

ITEM 2: ATTENDANCE

Douglas Routh, President	Chuck Collier
Kristi Griffith, Vice President	David Nicole
Mark Wright, Treasurer	Amy Schenkel - Not Present
Todd Adams, Secretary	David Schaab - Not Present

ITEM 3: APPROVAL OF LAST MEETING'S MINUTES

1. Motion Approved

ITEM 4:

#### BOARD BUSINESS

##### 1. RESIDENTS - Open Forum

a. Karen Springer (Homeowner) Topic: Discussion regarding Covenant Enforcement and Architectural Review Committee (ARC) decisions.

i. Member: asked ARC why a pool request, from a member on a pond, was approved since the covenants require a pool to have a six foot fence around it but the covenants for that particular section and lot says a fence cannot be taller than 36".

1. Board response: approval has not been granted because we are mandated to follow and enforce the covenants. When there is a conflict in the covenants we are obligated to follow the most stringent. The intent of the 36" maximum fence height on the ponds is to avoid obstruction of views to the ponds.

ii. Member: mentioned the board is not enforcing covenants because she sees a lot of things in violation of the covenants.

1. Board response: from the start of this board's election, on June 29th of this year, we have been adhering to the covenants for architectural review submissions and have been issuing fines for the violations we are aware of.

2. The Member mentioned trash cans stored on the outside of houses violate the covenants. The board responded that violation letters and fines have been, and continue to be, sent to those homeowners.

- iii. Member: mentioned that a lot of fences don't meet a two-foot rule.
  - 1. Board response: the board replied that there is no mention of a "two-foot rule" for fences in the covenants. Fences need to meet the requirements in the covenants as well as ordinances set forth by the city of Fort Wayne.
- iv. Member: mentioned that metal fences aren't allowed in the covenants but that a past board changed that as approved.
  - 1. Board response: the board does not have the authority to change anything in the covenants. Proposed changes have to be submitted to the association for vote with 75% of voting members approving it in order to change it. There is no record of metal fencing being changed in the covenants with the county recorder. Therefore, metal fences are not approved.
- v. Member: mentioned there are several homes with detached sheds in the backyards.
  - 1. Board response: violation letters have been sent and are following up with assessing fines, then legal means after that if there is not compliance.
- vi. Member: mentioned there is a homeowner running an AirBnB in their home.
  - 1. Board response: it's not against the covenants but will check with Fort Wayne ordinances for any issues.

2. PRESIDENT'S REPORT

- a. Covenant Violations:
  - i. Violation letters continue to be sent for items that violate the covenants. The first letter is a Courtesy letter to bring attention to the homeowner of the violation. Second and third letters will issue fines. Subsequent letters will be issued by the association attorney and turned over to Collections.
  - ii. Twelve calls from homeowners were received reporting violations of trash cans being stored on the exterior of the house in view. A survey of the neighborhood recorded 68 homes with this violation. Violation letters are being sent.
  - iii. Three calls from homeowners were received reporting violation of trailers being kept at homeowner lots. One is a new violation, two of these have already received prior violation notices.
    - 1. We are interviewing three law firms for selection of an official association attorney.
    - 2. A civil engineer will need to be engaged to study stormwater run-off issues on common property.

3. VICE PRESIDENT'S REPORT

- a. No report

4. TREASURER'S REPORT

- a. Reviewed association financials
- b. Reported there are still 8 homeowners with outstanding dues
- c. Presented the 2022 Budget for approval of board
  - i. Approved with no increase to dues

5. ARCHITECTURAL REVIEW COMMITTEE REPORT

- a. Chris Solyom - Window Replacement Project
  - i. Awaiting approval

6. GROUNDS COMMITTEE REPORT

- a. Water fountains are scheduled to be removed end of October - Mike Count
- b. Lights at the entrance will have new bulbs replaced

ITEM 5: OLD/UNFINISHED BUSINESS

1. Pond Signage - needs to be ordered (Pond 1).
2. Stormwater run-off issues at common areas
  - a. Association is coordinating a cursory walk-through with a civil engineer to review issues.

ITEM 6: NEW BUSINESS

1. N/A

ITEM 7: ADJOURNMENT TO EXECUTIVE SESSION