

HAWTHORN COMMUNITY HOMEOWNERS ASSOCIATION
Meeting Location: 2587 Sage Drive, Warsaw, IN. 46582

Board of Directors Meeting Agenda

May 15, 2024 – 6:30 p.m.

Debbie Condon President
Peggi Lee Treasurer

LuAnn Gaisford Vice President
PJ Leppo Secretary

James Sweeny, Chairman
OPEN
Tim Eshleman, Chairman
Carl Sowers, Chairman

Architectural Control Committee
Event Planning Committee
Compliance Committee
Christmas Committee

Guests:

1. **Call to order** at _____ p.m. -Debbie Condon
2. **Open Forum** for Resident Comments
3. **Approval of Prior Meeting Minutes** - February 05, 2024 – PJ Leppo
4. **Old Business**
 - a. Easter Egg Hunt – Debbie Condon
 - b. Christmas Committee Update – Carl Sowers
5. **New Business**
 - a. Garage Sale
 - b. Dumpster Rental
 - c. Free Recycling
 - d. July 27th Annual Picnic
 - e. Treasurer’s Report – Peggi Lee
 - f. Architectural Committee Report – James Sweeny
 - g. Compliance Committee – Tim Eshleman
6. **Other Business**
7. **Adjournment** at _____ p.m. **Next Meeting: August 5, 2024**

HAWTHORN COMMUNITY HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

2587 Sage Drive, Warsaw, IN 46582

Wednesday, May 15th, 2024

Attendance

Board of Directors

President: Debbie Condon

Vice President: LuAnn Gaisford

Treasurer: Peggi Lee

Secretary: PJ Leppo

Committee Chairman

Architectural Control Committee:

Compliance Committee:

Christmas Committee:

Entertainment Committee:

James Sweeny (unable to attend)

Tim Eshleman (unable to attend)

Carl Sowers (unable to attend).

Open Position

Meeting Guests

None

Meeting Minutes

Debbie Condon called the meeting to order at 6:38 p.m.

Open Forum:

- Inquiry regarding the previously proposed update to increase the yearly due amount. Original HoA and due fees had been setup to cover mowing and plowing that was required to be completed by the developer. There are now more homes in the neighborhood to raise more yearly income, however, there are now increased costs associated with hosting events and other maintenance requirements for the neighborhood.

Prior Meeting Minutes: Secretary submitted the previous meeting minutes from BoD meeting held on Monday, February 5th, 2024, for approval. A motion to accept by LuAnn Gainsford and seconded by Peggi Lee.

Old Business

Easter Egg Hunt

- Had approximately 70 children participate in the Easter Egg Hunt this year!

Christmas Committee Update

- December 7th, 6:00pm, is the Santa Parade. Santa has already been booked to make his yearly appearance in the neighborhood. Does have reservation fee of \$150 - \$175.
- If you would like to participate in the light show with synchronous lights the boxes and other materials are available at www.lightorama.com.

New Business

Garage Sale

- Neighborhood garage sale is scheduled for June 14th and 15th.
- Notice of the garage sale will be posted in *The Paper* and participating homes will be given a balloon beforehand to show participation.

Dumpster Rental

- Dumpster will be delivered Monday, June 17th at Sharon MacFee side yard after the garage sale and will be on site for 1 week.
- Please be courteous disposal of items as the dumpster will be placed in the yard.
- There are several restricted items which cannot be disposed of in the dumpster. Will provide a listing in the Facebook page of these restricted items (e.g., acids, oils, batteries, paint, concrete, e-waste, appliances, bulbs, etc.)

Free Recycling

- KC Recycling is offering free recycling April 1st – June 28th.
- Located on 220 S. Union Street in downtown Warsaw near the post office.

Annual Picnic (July 27th)

- Looking for a homeowner that would be willing to host the picnic this year.
- Due to cost will likely not pay for live entertainment this year and will look into creating a pre-made playlist or radio station.
- Food to be provided by the HoA would be hotdogs and hamburgers and potluck for side dishes and desserts.

Treasure's Report (Peggie Lee)

- Current budget and spending highlights:
 - \$436 of \$450 was spent for the Easter Egg Hunt
 - \$1200 available for the Summer Picnic, no funds have been spent
 - \$390 available for new homeowner gift cards and only 2 have been distributed
 - \$800 available for utilities and have spent \$359
- Checking account balance: \$4576.02
- Savings account balance: \$3697.97
- Number of outstanding annual dues for 2024: 2

Architectural Committee Report (James Sweeny)

- Shed approved for Deb Condon's property.

Compliance Committee Report (Tim Eshleman)

- No compliance issues reported since the last meeting.
- Clarification on what things may be determined to be a nuisance.

The next HoA meeting is currently scheduled for Monday, August 5th. Looking for volunteer homeowners that would be willing to serve on the BoD as multiple positions will be open for the 2025-2026 term. Voting for the BoD positions will be held at the Annual Meeting in October.

Meeting adjourned at 7:23pm.