

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

## Board of Directors Meeting Agenda

October 7, 2024 – 6:30 p.m.

Debbie Condon	President	LuAnn Gaisford	Vice President
Peggi Lee	Treasurer	PJ Leppo	Secretary

James Sweeny, Chairman	Architectural Control Committee
Tim Eshleman, Chairman	Compliance Committee
Carl Sowers, Chairman	Christmas Committee

**Guests:** None

- 1. Call to order** at \_\_\_\_\_ p.m. -Debbie
- 2. Open Forum** for Residents' Comments
- 3. Old Business**
  - Social Event Chairman
  - Providing a Microsoft Teams Virtual Meeting Option for Annual Meeting – Quorum required
  - Street Resurfacing
- 4. New Business**
  - Treasurer's Report – Peggi Lee
  - Announcement of new Board Members – Debbie Condon
  - Christmas Committee – Carl Sowers
  - Compliance Committee – Tim Eshleman
  - Architectural Committee Report – James Sweeny
  - 2025 Quarterly Open Board Meeting Schedule Deferred to new Board
- 5. Other Business**
- 6. Adjournment** at \_\_\_\_\_ p.m. **Next Meeting: 2025**

HAWTHORN COMMUNITY HOMEOWNERS ASSOCIATION

**Board of Directors Meeting Minutes**

2587 Sage Drive, Warsaw, IN 46582

Monday, October 7<sup>th</sup>, 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

Open Position

**Meeting Minutes**

Debbie Condon called the meeting to order at 6:45 p.m.

Open Forum:

- Some trees were lost in the recent microburst, including a pear tree. Question regarding if a birch tree could be used as a replacement for front yard shade tree CC&R requirement since have multiple trunks. No issues raised.
- Concern raised regarding some build up of weeds in the cracks between the curbs and road. Previously some homeowners had requested the HOA would discontinue the application due to use of weed killer around their property.
- Please be sure to keep lawn clippings from being left on the road to prevent blockages of the sewer covers during heavy rain.

**Old Business**

Social Event / Entertainment Committee Chairman

- BoD has received some volunteers to help with the committee activities, however, there have been no volunteers for the open Chairman position. If interested, please reach out to a BoD member!

Microsoft Teams Virtual Option for Annual Meetings

- Annual meeting made available virtually via Microsoft Teams!

Street Resurfacing

- Week of October 7<sup>th</sup>, 2024, the county should be coming through the neighborhood to fill potholes.
- In the spring 2025 they will complete crack fill and seal and then microsurfacing completed in fall of 2025.

**New Business**

Treasure's Report - Peggi Lee

2024 Budget and Current Spend:

Easter Egg Hunt: Estimated \$450; Spent \$423.46

Summer Picnic: Estimated \$1200; Spent \$883.84

Christmas Event: Estimated \$550; Spent \$340.83 (some late reimbursements from last year)

New Homeowner Gift Cards: Estimated \$390; Spent \$330

REMC: Estimated \$800; Spent \$1,133.57

Office Supplies: Estimated \$300; Spent \$265.67

Property Management: Estimated \$1000; Spent \$100

Insurance: Estimated \$700; Spent \$644.00

Professional Fees: Estimated \$500; Spent \$377.92

2025 Proposed Budget:

No changes in the entertainment budget items (Easter, Summer Picnic, Christmas Event, Gift Cards).  
Increased budget for REMC and office supplies.

REMC: \$1200

Office Supplies: \$500

No changes in the yearly HOA dues, continue to be \$100/year. Separately voting process required to increase the yearly dues. Revenue will remain static going forward due to all lots being sold.

Motion from Bri Kessler and seconded to approve the 2025 HOA budget. Motion was approved.

Announcement of new Board Members - Debbie Condon

The BoD Members for the 2025-2026 term have been successfully elected:

**President:** Brandon Bucher

**Vice President:** Chelsey Moore

**Treasurer:** Coutney Tusing

**Secretary:** Bri Kessler

Christmas Committee - Carl Sowers

- Spoke with Mr./Mrs. Santa Clause for December 7<sup>th</sup> at 6:00pm and will meet at Tina Keaffaber's house in Lily Couty. Budgeted at \$175, based on an hourly rate.
- Coordinating with Brad Keller for police and fire trucks for the parade. Looking to get four prizes for the Christmas Light Show Contest.
- Goodie bags for kids being prepared. Looking for ideas for small toys/stocking stuffers to include in the gift bags that kids would enjoy. Made around 50-60 for last year.
- Some electrical extension cords are beginning to have issues for powering the lights at the front entrances. Looking for solutions to keep the lights running without having to continuously purchase light replacements due to extension cord issues.
- "Merry Christmas!" sign was repaired for approximately \$20.

Compliance Committee - Tim Eshelman

- Some complaints from homeowners have been received regarding inoperable vehicles on property in the neighborhood. Recently met with the homeowner and agreed to a timeline resolve the compliance issue.

Architectural Committee - James Sweeny

- No new projects requested.
- Fences and sheds are required to be approved through the Architectural Committee to ensure these structures meet the CC&Rs requirements.

Meeting adjourned at 7:55 pm.