



Covered Bridge Homeowners Association

Annual Meeting Minutes - January 20, 2026

The minutes as written are not verbatim, but a summary of the meeting.

Please find the minutes below from the Covered Bridge Homeowners Association meeting held, January 20, 2026, called to order at 7:00 p.m., by President Steve Smith at the Covered Bridge Clubhouse.

****Attendance****

The following Board members were present: Tim Clark, Joni Grayson, Terri Keown, Jim Koeppel, Logan Nantz, Steve Smith.

Absent: Chris Fox, Nancy Hughes, Trent Hunt, Jeff Waiz.

****Approval of Minutes****

A motion was made by Joni Grayson to approve the minutes from the October meeting, with a second by Terri Keown, the motion carried unanimously.

****Treasurer's Report****

Jim Koeppel for Jeff Waiz

Budget \$83,000.00 in dues, received \$6500.00 from The Willows and The Woods Homeowners Associations.

The budget allowed for \$36,000.00 in capital projects in 2025.

Included in the Capital projects: New entrance sign, exit wall sign on left, and sign at Hummingbird Way/Bridgeway Court, and our new website. The rest was in grounds maintenance.

\$65,000.00 is the balance starting 2026. The Budget is set at \$94,000.00 for 2026.

****Common Areas****

Jim Koeppel reported:

1. There were no significant repair or maintenance expenses in 2025 beyond normal operating costs.
2. The HOA maintains the following:
 - a. Turf berm along Perry Crossing Road from the entrance, to the golf course maintenance shop
 - b. The entrance landscape and physical structures
 - c. Turf berm along Covered Bridge Road on the left as you enter community
 - d. 2 acres of grass around the lake on Covered Bridge Road, the lake for weed control and the trees in that area
 - e. The landscape and structures at the entrance to the estate homes section of the neighborhood
 - f. Bridgeway Court median and landscape
 - g. Covered Bridge Road cul-d-sac turf and landscape
 - h. All irrigation systems and infrastructure
 - i. All lighting and infrastructure consisting of landscape, wall and tower lighting and all street lights.

3. Maintenance includes: Mowing, trimming, pruning, chemical treatments, lake maintenance, spring and fall clean-up, shrub and tree replacements
4. The Covered Bridge Homeowners Association ran interference with T-Mobile to address issues and prevent or minimize damage to lawns/landscapes: Weekly meetings, and handled 4 resident complaints.
5. Major 2025 Projects:
 - a. Website development by Tim Clark, supported by members of the HOA
 - b. New Entrance Sign(s): Committee: Nancy Hughes, Jim Koeppel and Logan Nantz.
6. Contracts: Prices maintained.
7. Projects for 2026:
 - a. No major projects planned at this time
 - b. Potential of an irrigation repair where the HOA may have to repair a valve under or near a residents driveway.
 - c. The Town of Sellersburg indicated that parts of Covered Bridge Road, Bridgeway Court and Hummingbird Way may be repaved this year.

****Covenants and Restrictions****

1. 43 notices were mailed to residents reminding them of the need to follow the Protective Covenants.
 - a. There were 4 second notices sent.
2. Common themes:
 - a. Signs: Advertising, political (outside of specific times)
 - b. Parking: Excessive time on the road creating a driving hazard, and three letters for parking in the front yard.
 - c. Maintaining lawn and landscape

****Architectural Review Board (ARB)****

No requests

****Resident Comments and Concerns****

Mondell Rogers, 12215 Bridgeway Court - Hoosier Nation plaque. Complaint, others have similar signs and are left alone, she is going to put hers back out.

Mary Pat Hoessle, 12106 Bridgeway Court - Asking about the consistency for the Bridgeway Court homes, with new projects being discussed.

Lou Reyman, 13007 Covered Bridge Road - Concerned that former Treasurer, Peter Tucker's address listed as HOA address. The HOA needs a registered agent with the Secretary of State, also asked about tax returns, 1120H return. Will those be added online this year? Articles of incorporation updated?

Katie Sackett, 12204 Bridgeway Court - Katie asked about expenses shared with Kemper on the lake. Jim gave an explanation about water usage \$5,000.00 plus. We're out of pocket \$1500.00 total. She is also concerned with Bridgeway Court getting repaved, T-Mobile drilled the road creating a bumpy ride, will that be repaired? Kate also suggested that when paying by check, should we provide a lock box or PO Box for submitting payment?

Lena Ferrell, 12205 Bridgeway Court - Concerned about the National Weather Service alarm for inclement weather. Installed and working. Lena is also concerned about the leaves and dropping branches on the Bridgeway Court median. Jim said, they were cleaned last week, costing \$300.00. Katie complained that the trees are old and are not producing leaves, asked if we could have rose bushes added back into the landscape in the median on Bridgeway Court.

Jim talked about the paver ratings and how to understand if pavement really needs to be replaced. Katie is concerned about the moss in the cracks.

Robert Kremer, 12707 Covered Bridge Road - Robert and his family moved into our community 5 weeks ago. Robert complimented our HOA, he was president of his HOA in Forest Hill.

Katie Sackett and Robert Kremer asked about fishing in the lakes. No fishing is allowed in any of the lakes at Covered Bridge. New "No Fishing" signs will be coming soon. Katie asked if we were stocking the lake. No the lakes are not stocked.

Tom Hardy 12507 Hummingbird Way - Tom asked about paying for a registered agent, and using an attorney so the name does not change as people come on and off the board.

Joni Grayson added that the agent is usually the Treasurer, and Jeff Waiz is the new registered agent.

****New Business****

No new business.

****Adjournment****

A motion to adjourn was made by Joni Grayson with a second from Terri Keown. The meeting adjourned at 7:48 PM.

****Next Meeting****

The next Homeowners Association meeting is scheduled for February 17, 6:00 PM at the Covered Bridge Recreation Center, due to a conflict at the Clubhouse.

Respectfully submitted,
Logan Nantz for Nancy Hughes
Secretary
Covered Bridge Homeowners Association