



Evergreen Meadows HOA

Annual Meeting – January 23, 2024

Agenda

- Welcome
- Introduction of the Board
- Treasurer Report
- 2023 Projects
- Elect 2024 Board



HOA Board

- Greg Grytza – President
- Erik DenBroeder – Vice President
- Shara Vallier – Treasurer
- Errin Wodarski - Secretary



Architectural Review Committee

- Kim Amesbury
- Rob DeVerna
- Mark Green
- Drew Wodarski



Treasurer Report

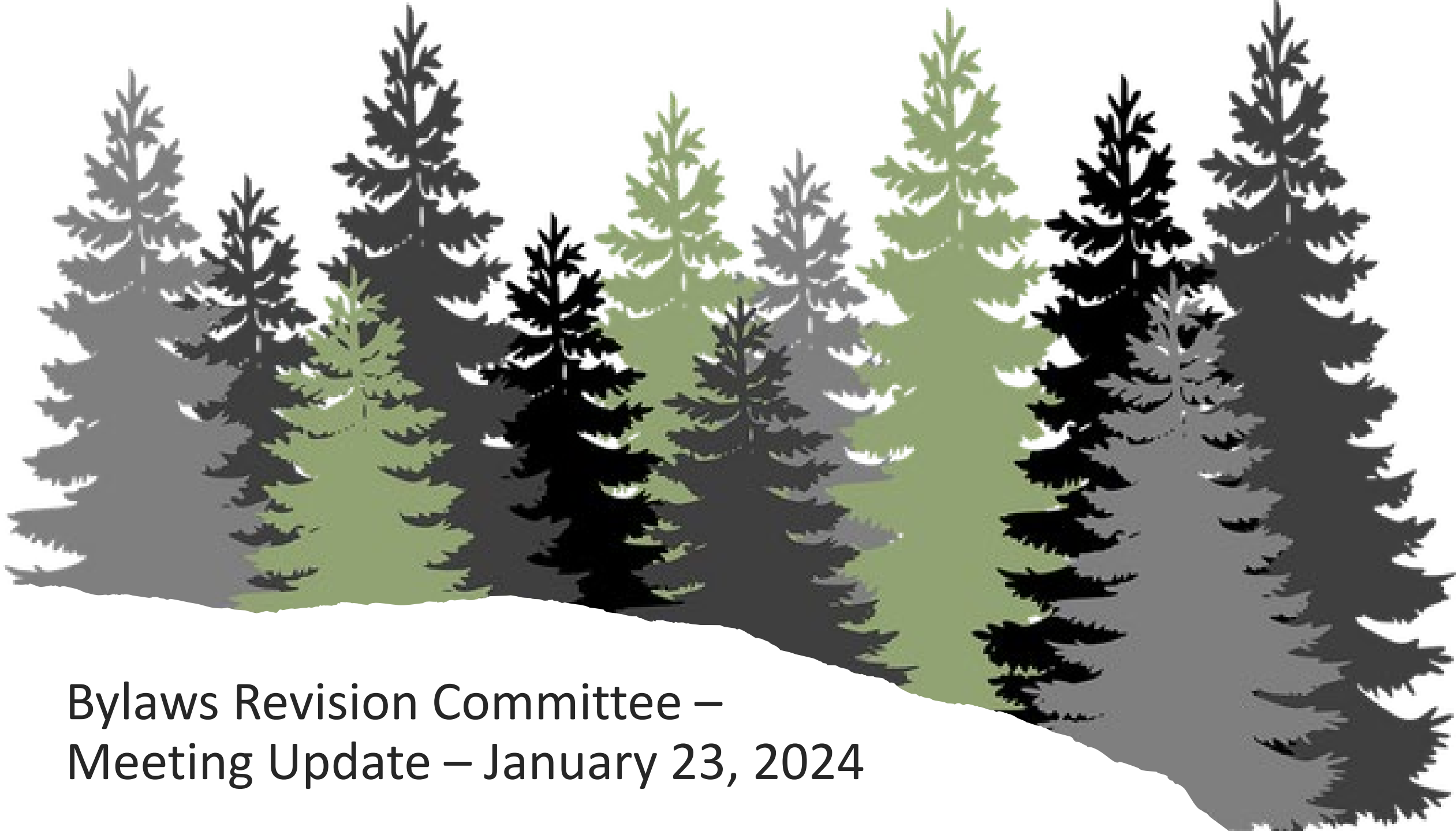
- Beginning Balance \$19,223.77
- Current Balance \$22,148.77
- 2023 HOA Fees (checks for deposit) \$910.00
- Detailed Expenses
- Upcoming Expenses



2023 Projects

- Payments now payable via Evergreen Meadows Website
- Landscape update at Windwood entrance
 - New plants and design
 - Repair of Sprinkler System
- Filed Taxes
- Bylaws Update
 - Formed Bylaws update committee
 - Voting document ready for discussion





Bylaws Revision Committee –
Meeting Update – January 23, 2024

Bylaws Committee Overview

Mission Statement

To serve the members of the Evergreen Meadows by updating the existing bylaws so they appropriately reflect the needs of the neighborhood at large, as agreed on by the committee, and meet Plainfield Township rules and regulations.



Bylaws Committee Overview

Committee Make-Up

This is a special ad-hoc committee and is comprised of a cross-section of Evergreen Meadows homeowners and facilitated by a member of the existing Board of Directors:

Current Members:

Erik DenBroeder, Facilitator & Board Vice President

Christina Vernon, Secretary

Bethany Berry

Abby VanDyke

Errin Wodarski

Greg Grytza

Shara Vallier

Bylaws Committee
September 2023



Bylaws Committee Overview

Intent of this committee is to create an updated HOA Bylaws & Deeds/Restrictions document that is:

- Concise and provides enough language to be enforceable
- Clear, easy to understand, and updated to represent the current development status of the neighborhood
- Protects the property value of the HOA
- Is representative of the neighborhood at large, current and future state
- Abides by Plainfield Township regulations



Committee Update

The committee has reviewed the work started by the previous (2022) HOA Board, as well as the EGM Neighborhood survey completed in the summer of 2022 as it worked to provide updated Bylaws as well as Deeds and Restrictions that will ideally reflect the needs of the neighborhood

Examples of Deeds & Restrictions that are being updated:

- Eliminating language about the creation of the association.
- Restrictions on how much the board can spend on an annual basis to protect the HOA funds
- Clarifying the responsibilities of the architectural committee
- Defining seasonal gardens and fences for gardens
- Defining the storage shed policy and restrictions
- Adding specific guidelines on RV's, trailers, etc.
- Clarifying pets and amending to follow Plainfield township guidelines



Committee Update

According to the current Evergreen Meadows HOA Bylaws, **the process** to update the Deeds & Restrictions is as follows:

- Each parcel owner is given one vote per revision
- Signatures of each Titled homeowner is required to vote
- Each Ballot needs to be signed and notarized
- Need 70% of owner approval for each revision to be ratified

Next Steps:

- Schedule a special Town Hall to discuss the Bylaws updates, answer questions, and review the voting process, etc. (tentatively planning for the end of February)
- The Town Hall will be both in person and virtual, but homeowners can contact a member of the committee to discuss in person as well
- This committee would like to continue under the new Board of Directors, with the same members, so progress on this work can continue get through the voting process



Election of the 2024 Board

- President Jackie Barnett
- Vice President Bethany Berry
- Treasurer Chad Morrow
- Secretary Craig Casler

