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## APV Board of Directors Meeting

Tuesday, February 17, 2026

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### Attendees

Scott Popplewell, President  
Kathy Terrell, VP and Treasurer  
Paula Bennett, Grounds  
Kraig Lehman, Property Manager

Scott Popplewell opened the meeting at 6:30 p.m. Linda DeHaven, Secretary, and Trent Townsend, Maintenance, were absent. Meeting minutes from the previous board meeting were unable to be adopted due to the absence of the secretary.

### Residents in Attendance:

1. Joan Partain, 3015, discussed receiving a past due letter for insurance and voiced concern that she was never notified sooner of the lapse in providing proof of insurance. Kathy Terrell apologized for not contacting her sooner and waived the late fee.
  2. Linda Pohly, 3021, wanted to know what the reason is for why no heat tape or wire is allowed on new roofs. She also shared with the board that she has a leak in her roof above the front door. Kraig Lehman contacted Adam Hughes from Property Pros with her questions.
  3. Bob and Sharon Liechty, 3048. Sharon discussed some research she had done concerning crime rates in Muncie and why she is in support of keeping the gate openings locked.
  4. Toni Wratten, 3061, asked the board if they would consider putting the financial summary back in the monthly newsletter. She shared previous newsletters as an example.
  5. Bryan Byers, 2909. Since Bryan was on the board when the decision was made to lock the gates he spoke to the reason why the board decided to place locks on the gates and it was done with the approval of the Muncie Fire Department.
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## Board Member Reports

- Treasurer, Kathy Terrell, discussed the financial summary for January. She included that every owner is up to date on their HOA dues. She will be creating invoices to send out to residents who still owe their final payment for the roofing project. Final roof payment is due by June 1, 2026.
- Property Manager, Kraig Lehman, discussed a maintenance request handed in by Mike Clevenger of 3020. Mike is asking for a replacement of his garage door. He has also provided an estimate from Airpark Garage Door. The board asked Kraig to obtain another quote from Overhead Door before we move on the project.
- Grounds board member, Paula Bennett, discussed the last big snow and appreciates the work that Trinity did in removing snow. It was a difficult job due to temperatures and the amount of snowfall. She will also ask them for a couple of adjustments for future snow removal. Paula also discussed a recommendation made by Jones Lake Management that we remove the fountain and lights during winter months. The board decided to continue to investigate if that is the best course of action for next winter.
- President, Scott Popplewell, shared with the board that we had received a retirement letter from Chip Alexander and Swift Accounting has completed our taxes for 2026 and he will be going over to sign so they can be filed.

The meeting was adjourned by President Scott Popplewell at 8 p.m.

**Next Meeting:** Tuesday March 17, 2026 at 6:30 p.m.