

KOEHLER PLACE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 18, 2025 4:00 p.m.

Location: 3132 Periwinkle Way, New Albany, IN 47150

Nathan Armentrout - President
Matt Pell - Vice President
Marcia Labelle - Treasurer
Shannon Dunlap - Secretary
Katy Simpson - At-large Board Member

In attendance:
Nathan Armentrout
Marcia Labelle
Shannon Dunlap
Katy Simpson
Absent:
Matt Pell

Board members discussed the downed tree from the storms that occurred on 3/15/2025 along Payne Koehler Road. It appears that this is not one of the pines that were planted in a row along the road by the neighborhood. Since it is believed that it is the homeowner's tree, Nathan will go speak to the owner about claiming the damage on homeowner's insurance and having it cut down and removed. Concern about the treeline and maintaining it will be a focus of the board this year. There is a gap of a few trees near the entrance, and the homeowner there has expressed a desire for the HOA to replant the same pines. Marcia stated that LaDuke landscaping handles our sprinkler system and that they need to be contacted to turn it on later in the spring.

Nathan stated he is waiting for quotes from the lawn care companies he has contacted. KPHA currently uses Raymond's lawn care, and the goal is to save money on this cost either by switching companies or going with a new company. He hopes to present a savings in this area at the HOA meeting on March 31, 2025.

The board discussed the organization of the upcoming HOA resident meeting on Monday, March 31st at 7 p.m. Board members will report at 6:30 p.m. to set up the room. New board members will be introduced, and each member will present information and plans for the upcoming year to residents. Among the topics will be an increase in HOA dues (unpaid dues to date, increase in future costs), a treasury report, tree removal and replacement, the upcoming garage sale, and a petition for the roads to be paved. Shannon will create a sign-in sheet for residents attending the meeting.

All board members agree that there is a need for a community clean-up day for the common area and work needs to be done for spring to the entrance. At the next board meeting, members will organize a community volunteer day to clear fallen brush and any trash from the common area. The drainage area is a bit clogged as well. The board discussed different ways to get rid of the wood and branches (each volunteer taking some home to their personal trash pick up, encouraging residents who have fire pits to take some, etc.)

Marcia stated that a resident (Lynn) usually plants flowers up in the front. On the community volunteer day, suggestions were to have mulch delivered and volunteers along with Lynn could plant and re-mulch the area. Last year someone planted and did the mulch for free, but the board does not know who it was. Board members commented that the front is very attractive with the plants added last year and that it should not be very costly to add flowers and mulch.

Violation letters regarding street parking and inoperable vehicles on the street or driveway will be issued during the first week of April and 2nd notices will go out for unpaid HOA dues soon.

Shannon will create the petition for residents to sign to forward to the Floyd County Highway Department to ask that the rest of the streets be paved in the neighborhood.