Clearbrook Park Board Meeting

September 16, 2021

Minutes

Meeting called to order 6:40 PM

Controller Report: With latest collections we have approx. $40,000 in checking. We received a check from the insurance company to cover losses from previous manger for $67,768.38 this week and it has been deposited in a separate acct. It will remain separate until the legal proceedings are complete. Checking into a lawyer used by another HOA to file liens on owners who owe over 5 years. Cost is $88 per filing and will be added to the lien. Motion by Nat to begin filing liens on homes owing 5 years or more, 2nd by Jim. Motion passed unanimous. Chris asked that the board compensate Nat for the 80+ hours he spent researching and building a case against Carin. Motion by Jim to pay Nat $1200, 2nd by Mike. Motion carried with Nat abstaining.

Billing update: Still have almost 100 housed in arrears

Billing plan for 2022: 2022 billing will go out March 1, 2022

Old Business:

Carin Henderson Update: After talking to local lawyer about filing a civil suit against Carin we found that we were covered by insurance for losses due to employee theft. See above for payout. Prosecutor called Nat yesterday and is sending a restitution form. Level 6 Felony charges of theft are being filed.

Prosecutor called yesterday and is sending restitution forms. They are filing theft charges, Level 6 Felony. Up to $10K fine, 6mo to 2 1/2 years. They had the old SR 135 address. After talking to local lawyer about filing a civil suit, we discovered we were covered by insurance for loss due to theft.

Covenants, By-Laws, Article of Incorporation are complete, voted on, and being sent to website.

FB and Website: Website is up and running. Nat is finding recent newsletters, meeting agendas and minutes, and the legal docs to send her.

Pond Maintenance: Have a bid of $19k to repair rip rap around the pond, but both contractors say it really doesn’t need done unless it’s for physical appearance. Chris is working on getting no dumping signs. Motion by Nat to allot up to $300 for two signs. 2nd by Jim, motion carries unanimous. Chris is checking with ASAP on bid to dredge the pond and clear out the underwater growth.

5G Cell Towers: IN legislature passed Law 1164. Basically we have no say in local micro towers. The city can allow them with certain constraints in areas with underground utilities such as our neighborhood.

Doggy Doo pole: runs about $175-250 online. Motion by Jim to allot up to $600 for two poles with replacement bags for the north end of the pond and near the bench. 2nd by Mike, motion carried unanimous. We will need to figure out a plan to empty the trash bins that go on them.

New Business:

Copier needs replaced. Nat will research options. Motion by Jim to spend up to $1500, 2nd by Mike, motion carried unanimous.

Neighborhood improvement ideas: discussion of replacing mailboxes and repairing posts on an as needed basis. Will find a local handyman for posts, possibly pay Boy Scouts to replace boxes as fundraiser. Also discussed offering to help pay for power washing houses as needed. Concerns about liability if any damage is done to a house. Nat will call city to see who is responsible for upkeep of the utility boxes between houses near sidewalk. Several are open and falling apart.

2021 Annual Meeting is set for Nov 18th at The Point Church at 6:30 PM

Continuity Plan for controller: Chris has been in contact with Megan about assuming management. She offers several levels of management. We will follow up next meeting. For now he will continue to do controller duties through 2022, Board will continue to self manage through 2022. He checked with Deb and she was being paid $600/mo, over 10 years ago, which is what he is being paid now. Typical management is $8-10 per home ( $2400-3250/mo). Motion by Nat to increase Chris pay to $1200/Mo (about $4) per home. 2nd by Jim. Motion carried unanimous.

Nat was contacted by 1239 Cutler about drainage issues. Will check with city on the sewer system and who is responsible.