Benjamin Crossing Homeowners Association

Annual Homeowners Meeting Minutes

Date: 4/23/2026
Time: 7:00 pm.
Location: Innovation Church

1. Call to Order

The annual meeting of the Benjamin Crossing Homeowners Association was called to order by **Jeanne Silva**, who had recently assumed the role of Board President. Dr Jason Thomas (treasurer), Sheila McKinzie (secretary) and Shalina Quivey (member at large) were present. The meeting was well attended by homeowners, with the Board noting that attendance was significantly higher than in recent years.

- **Board Expansion and Elections:** To manage the community's size, the Board successfully moved to increase from five to seven members, electing Sally Akers, Kathleen Carmosin, Dawn Budreau, and re-confirming Shalina Quivey to fill vacancies.
- **Property Management Transition:** The Association has transitioned to a new management company, Community Association Services of Indiana (CASI). The property manager, Kelley Brown, clarified that while CASI handles inspections, violation notices, and bill processing, the Board retains ultimate decision-making authority.
- **Covenant Enforcement:** A major priority is addressing maintenance issues such as lawns, weeds, and trash. Violations will be handled through a notice and correction process, potentially leading to fines or liens.
- **Parking and Emergency Access:** Parking remains a significant concern, specifically regarding obstructed fire hydrants, abandoned vehicles, and narrow streets. The Board is consulting with law enforcement regarding towing authority and is investigating legal options for signage, though residents are cautioned against painting curbs independently.
- **Financials:** The 2026 budget of approximately $207,250 was approved. Longhorn was retained as the landscaping contractor after a competitive bidding process.
- **Communication and Engagement:** Town Square is the designated primary platform for reporting violations and community communication. A community gathering at Oakley Park is scheduled for May 16.
- **Operational Follow-ups:** Key action items for the Board include assigning officer positions, investigating snow/ice treatment options, addressing overflowing trash receptacles, researching, updating and enforcing the parking regulations, and determining the future of the neighborhood’s license-plate camera system.