

ANNUAL MEETING NOTICE

WINDING CREEK OF TIPPECANOE COUNTY HOMEOWNERS ASSOCIATION, INC.

The annual meeting of THE MEMBERSHIP of Winding Creek of Tippecanoe County Homeowners Association Inc. will be held **TUESDAY APRIL 16, 2024**

Location: **COYOTE CROSSING GOLF COURSE CLUBHOUSE**

The meeting will commence promptly at 6:00 PM.

AGENDA:

Call to Order / Quorum Announcement / Proof of Notice

Approval of Minutes of Previous Meeting

Officer Reports / Financial Condition / Budget Presentation / Delinquencies

Nominations & Elections:

Old Business:

New Business:

Adjournment

NOTE: Eligibility to participate in this meeting is restricted to members whose 2023 dues have been paid in full. A list of paid and delinquent members will be made available at the door.

Respectfully,

BOARD OF DIRECTORS
WINDING CREEK OF TIPPECANOE COUNTY HOMEOWNERS ASSOCIATION, INC.

03/15/24

*If you cannot attend in person, please return a signed **Proxy Statement** by e-mail to hoa@schprop.com. Your support and participation are much needed and appreciated! Thanks!*

WINDING CREEK HOA – 2023 ANNUAL MEETING MINUTES

Meeting held at the Coyote Crossing Golf Course Club House April 19, 2023. Call to order at 6:07 PM by President Scott Meyer. Recorded Attendance: 50 participants and 14 Electronic Proxies.

Introduction of present Board Members and Management Company members:

Scotty Meyer	President	Tim Shriner	HOA Management
Denise Guy	Secretary	Anne Mattingly	HOA Assistant
Katie Jewell	Member		
Jim Mills	Not Present		
Kellie Vaughn	Not Present		

Meeting Agenda Review by Scott Meyer

2022 Minutes – Scott Meyer asked for a motion to approve the 2022 annual meeting minutes as distributed. Motion to approve by Renee Cason and seconded by Tom Bane. Approved.

2023 Financial Statement and Balance Sheet – presented by Tim Shriner

- Mowing expenses higher than the previous year due to a late billing between Gutwein Landscaping and Krintz Lawncare (subcontracting during the 2021 year) paid in 2022. Exterior View held the contract for the 2022 services (1st of 3 years).
- Reported that collection expenses are down significantly as there were only a few accounts referred to the attorney for processing at the end of 2022 than compared to prior years. Tim also reported that we have 80% participation on PayHOA which also contributed to the convenience of making payments online.
- Pool expenses up by \$19k as all new pool furniture that was purchased in 2022.

2023 Budget – reported by Tim Shriner

- Planting/Removal increased to \$19k to accommodate for the 3-island redesign and \$9k for the CR500 Locust tree removal. The Board will meet with the landscaping company to collect bids and the scope of work needed and will also decide which vegetation will be used for new planting on the islands. There are approximately 36 trees that will need to be removed. New plantings to replace the trees will be revisited in 2024 or 2025.
- Street lighting has increased for 2023 to include \$2,500 for additional street lighting on August Lane.
- Repairs have increased to accommodate for sidewalk gap fill in along Flowermound and several other areas within the subdivision.

QUESTIONS:

1. A member questioned the actual responsibilities that the Management company was required to do each year. Scott Meyer answered by stating that the board is voluntary, and the members may not always have the knowledge or expertise involved with the tasks and duties outlined in the Management Contract. The Management company prepares the financial reporting and tax filing requirements of the HOA. Reviewing contracts and maintenance, answering calls and questions, managing the funds in a fiscally responsible way, etc. Denise Guy also explained that the time that the Management company saves the Board members is well worth the costs associated with the annual contract. The costs to hire a professional would be similar to or higher than what the current contract pays. Tim Shriner also announced that his contract is available for viewing upon appointment in his office.
2. A member asked if the reserves reported will remain or be moved out as the with the island landscaping design. Tim explained that the reserves will be reduced by that expense when it is paid out in 2023.

3. A member asked about planning for future projects and will reserves be available to use. Scott explained that the Board does not have a plan in place at this time, however it is something to consider in the next few years.

Elections / Nominations for Board Positions

- Scott Meyer announced the vacancy of his seat and the seat held by Denise Guy. Scott asked if Tom Bane would step forward to announce the Candidates

Jason Kruse –

Michael Easter –

A motion was made to accept the new Board members by John Kar.....and seconded by Allen Collicott.

Old Business – reported by Denise Guy and Scott Meyer

- Pool Volunteer Sheet for members to volunteer for the committee and help with the opening each day and making sure it's locked up in the evening. Tasks include water testing and trash removal and making sure bathrooms are attended.
- Playground Pool – Scott asked if any members would like to volunteer for this committee
- Social Committee – Food trucks will be scheduled and if you have any suggestions please contact ??????
- Trash Pick Up – committee explored the idea of having one trash removal service that would come in on one specific day each week. The results of the search were that there would need to be a 75% membership consensus to change the by laws to accommodate for the additional expense of the service. The service costs would be collected annually through the HOA dues process and would be approximately a \$250 increase for the service.
- Mailboxes – some members have mailboxes that need some attention or repairs. The maintenance will be at the homeowners expense and not the HOA. There is one general vendor that the HOA uses and is posted to the website. This would need to be coordinated between the homeowner and the vendor.

New Business – reported by Scott Meyer

- Locust Tree Removal on CR500 and existing evergreen maintenance – It's been determined by an arborist that the locust trees located along CR500 to be removed in order to save the evergreens that are being crowded out. Approximately 36 locust trees will be removed and will cost \$8k including the stump removal. The existing evergreens will be pruned with that cost being approximately \$5k in 2023.

QUESTIONS:

1. A member asked what was going to replace the trees being removed. Scott explained that nothing will replace the trees being removed as the board has decided to see how the existing trees respond . It may be 2024 when a replacement may or may not be considered. They will be open to species suggestions, placement, etc. at that time.
2. The 3 island medians will be torn out and vegetation redesigned to replace the old and aging bushes/grasses/plantings that are looking pretty rough. This will also help with visibility in some areas when driving through the subdivision. The Board is currently reviewing designs and bids for the work. The tear out will begin in summer of 2023.

Motion to approve the locust tree removal by consensus and no opposition from membership in attendance. Scott Meyer also asked that the Management send out an email to the membership about driving in the neighborhood and to respect the posted speed limits.

Meeting adjourned at 7:17pm

Anne Mattingly – Secretary Pro-Tem

WINDING CREEK HOMEOWNERS ASSOCIATION

INCOME STATEMENT

12/31/2023

REVENUES

Dues	146880.00	
Interest Income	8.39	
Start Up Fees	5000.00	
Late Fees	0.00	
Miscellaneous	0.00	
Total Revenues		151888.39

EXPENSES

Landscaping	<i>Mowing / Trimming**</i>	26310.00	
	<i>Applications</i>	6875.00	
	<i>Landscape Maintenance</i>	5380.00	
	<i>Mulching</i>	6000.00	
	<i>Landscape Clean Up</i>	5878.40	
	<i>Plantings / Removal</i>	<u>12250.00</u>	
	Total Landscaping		62693.40
	Pond Maintenance Contract		7112.10
	Pond Equipment		0.00
	Pond Improvements		0.00
	Fountain - Utilities		2908.61
	Fountain - Repairs		1546.35
	Animal Control		0.00
	Street Lighting		12663.87
	Irrigation -Electricity		3159.05
	Irrigation - Water		5378.01
	Irrigation - Maintenance/Repairs		950.00
	North Pond Electricity		0.00
	Postage / Mailings / Office		50.60
	Online Platform		1669.50
	Repairs		520.57
	Signage / Sign Repairs		0.00
	Meetings / Activities		0.00
	Insurance		6121.04
	Bank / Bill Pay Fees		87.20
	Legal / Accounting / Professional		0.00
	Collection Costs		6.88
	Taxes / Fees		40.00
	Management		15176.00
Pool Expenses	<i>Gas</i>	1045.68	
	<i>Sewer</i>	1195.78	
	<i>Electricity</i>	2667.71	
	<i>Phone</i>	747.45	
	<i>Water</i>	2319.61	
	<i>Testing</i>	665.00	
	<i>Supplies</i>	3710.30	
	<i>Reimburseable</i>	34.22	
	<i>Pool Area Signs</i>	0.00	
	<i>Opening & Closing</i>	5525.00	
	<i>Pool Cleaning/Maint</i>	3800.00	
	<i>Repairs / Service</i>	6211.23	
	Total Pool		27921.98
	Bad Debt		0.00
	Miscellaneous		0.00
	Total Expenses		<u>148005.16</u>

SURPLUS / [DEFICIT]

3883.23

BALANCE SHEET

ASSETS

Checking Account		24541.91	
Savings Account		65325.53	
Certificate		0.00	
Operating Reserves	19238.96		
Pond Improvement Balance	0.00		
Available Funds		70628.48	
Undeposited Funds		0.00	
Receivables - Members		2530.05	
Total Assets			<u>92397.49</u>

LIABILITIES

Accounts Payable		15246.00	
Pre-paid Dues		0.00	
Total Liabilities			15246.00

MEMBERS EQUITY

Beginning Balance (Corrected)		73268.26	
Curent Year Surplus / [Deficit]		3883.23	

TOTAL EQUITY

77151.49

TOTAL LIABILITIES AND EQUITY

92397.49

EXPENSES	2023 BUDGET	2023 EXPENSES	2024 BUDGET	% OF EXPENSES
MOWING / TRIMMING	24500.00	26310.00	24500.00	16.68%
APPLICATIONS	5500.00	6875.00	5500.00	3.74%
LANDSCAPE MAINTENANCE	4200.00	5380.00	4200.00	2.86%
PRUNING	950.00	0.00	950.00	0.65%
MULCHING	6000.00	6000.00	6000.00	4.08%
LANDSCAPE CLEAN UP	1000.00	5878.40	1000.00	0.68%
PLANTINGS / REMOVAL	28500.00	12250.00	9000.00	6.13%
ANIMAL CONTROL	0.00	0.00	0.00	0.00%
POND MAINTENANCE CONTRACT	6000.00	7112.10	7200.00	4.90%
POND EQUIPMENT	5000.00	0.00	0.00	0.00%
POND IMPROVEMENTS / REPAIRS	2000.00	0.00	2000.00	1.36%
FOUNTAIN ELECTRICITY	1800.00	2908.61	2000.00	1.36%
FOUNTAIN REPAIRS	0.00	1546.35	2000.00	1.36%
STREET LIGHTING	18500.00	12663.87	18500.00	12.59%
IRRIGATION MAINTENANCE	1200.00	0.00	1200.00	0.82%
IRRIGATION	6000.00	9487.06	9000.00	6.13%
POSTAGE / MAILINGS / OFFICE	200.00	50.60	200.00	0.14%
REPAIRS	2100.00	520.57	17100.00	11.64%
ONLINE PLATFORM	1631.00	1669.50	1631.00	1.11%
MEETINGS / ACTIVITIES	1000.00	0.00	500.00	0.34%
INSURANCE	4200.00	6121.04	6200.00	4.22%
BANK / BILL PAY FEES	100.00	87.20	100.00	0.07%
COLLECTION EXPENSES	200.00	6.88	200.00	0.14%
LEGAL / ACCOUNTING / PROFESSIONAL	3000.00	0.00	1000.00	0.68%
TAXES / FEES	400.00	40.00	200.00	0.14%
MANAGEMENT	15232.00	15176.00	15232.00	10.37%
POOL	32000.00	27921.98	28000.00	19.06%
BAD DEBT	0.00	0.00	0.00	0.00%
MISCELLANEOUS	0.00	0.00	0.00	0.00%
TOTAL EXPENDITURES	171213.00	148005.16	163413.00	111.23%
RESERVES	6000.00	0.00	-16500.00	-11.23%
TOTAL EXPENSES	177213.00	148005.16	146913.00	100.00%

BUDGETED INCOME	2023	2024	
DUES (# Members)	271 \$ 146,340.00	272 \$ 146,880.00	2024 DUES
START UP FEES	20 \$ 5,000.00	10 \$ 2,500.00	
	\$ 151,340.00	\$ 149,380.00	\$540.00

12-31-23 BANK BALANCES	
CHECKING ACCOUNT	\$24,541.91
SAVINGS ACCOUNT	\$65,325.53
TOTAL	\$89,867.44

PROXY STATEMENT

**WINDING CREEK OF TIPPECANOE COUNTY HOMEOWNERS
ASSOCIATION, INC.**

To: Secretary, WINDING CREEK OF TIPPECANOE COUNTY Homeowners Association Inc.

The undersigned owner / member of **WINDING CREEK OF TIPPECANOE COUNTY Homeowners Association, Inc.**, designates

THE PRESIDING OFFICER OF WINDING CREEK OF TIPPECANOE COUNTY HOMEOWNERS ASSOCIATION, INC., OR,

_____ (Your Personal Designee)
(Name)

with the power of substitution, to vote as proxy at the Annual Meeting of said Association, to be held on **April 16, 2024** at West Lafayette, Indiana, and at any adjournment thereof, on all matters of the notice of this meeting and other matters raised by members at the meeting, according to the number of votes that the undersigned would be entitled to vote if then present.

This PROXY shall not be valid for more than ninety (90) days after the date of the first meeting for which it was given.

Dated this _____ day of _____, 2024

OWNER / MEMBER

OWNER / MEMBER

Address _____

Email _____

Please return this executed **PROXY** to hoa@schprop.com. You may also electronically sign your proxy via DocuSign link: [2024 Winding Creek Proxy Form](#)

Or mail to:

Secretary – Winding Creek HOA
P.O. Box 811
Lafayette IN 47902

Your cooperation in completing this form is sincerely appreciated.