

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 **MONDAY February 24, 2020**

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 (2018)

Officer Reports / Financial Condition / Budget Presentation / Delinquencies

Nominations & Elections (3 Board Positions)

Old Business:

New Business:

Adjournment

NOTE: Eligibility to participate in this meeting is restricted to members whose 2019 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.

02/07/20

*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 OF TIPPECANOE COUNTY HOMEOWNERS ASSOCIATION INC

MINUTES

Minutes of the annual meeting of the membership of Winding Creek of Tippecanoe County Homeowners Association held May 14, 2018 at West Lafayette Indiana.

Board members present: Barney Scheumann, Grant Giese, Torrin Bottrell
Board members absent: John Scheumann, Derrin Sorenson

Also Present: Tim Shriner, Manager

President Torrin Bottrell called the meeting to order at 6:18 PM, it having been determined that proper notice had been given and that the desired quorum of the membership was present. Tim Shriner was appointed Secretary for the duration of the meeting.

Bill Barrett moved that the reading of the minutes of the 2016 meeting be dispensed, seconded by Tom Freeman. The motion carried by voice vote.

Tim Shriner presented the 2017 Financial Statements and 2017 Budget and a report on delinquent dues accounts. Questions were asked by Bill Barrett and Hallie Shepard concerning the Manager's duties and the status of dues collections, respectively. Bill Barrett volunteered to assume some of the Manager's duties if the board would cancel the Manager's contract. Hallie Shepard stressed the need for long-term planning.

Scott Meyer provided a volunteer sign-up sheet for the committee.

Tim Shriner asked for nominations for two (2) director positions. A letter from Denise Guy was read which listed her qualifications and willingness to serve as well as regrets that she would be unable to attend the meeting. Torrin Bottrell was nominated by Mary Lou Poole, seconded by Dan Sommers. Grant Giese was nominated by Jason Middleton, seconded by Gary Jackson. Hallie Shepard was nominated by Ashley Williams, seconded by Michelle Angleone. Ashley Williams was nominated by Hallie Shepard, seconded by Michelle Angleone. After a brief discussion, which included a statement by Tim Shriner that two (2) additional board seats would likely become open soon and would become available to 2 of the 4 nominees, Hallie Shepard and Ashley Williams withdrew from consideration for the two (2) seats available at present.

Following a motion by Scott Meyer, seconded by Bob Christianson and approved, the Secretary was authorized to cast a unanimous ballot for Torrin Bottrell and Grant Giese.

Current board members are:

Derrin Sorenson	Through 2019
Barney Scheumann	Through 2019
John Scheumann	Through 2018
Torrin Bottrell	Through 2020
Grant Giese	Through 2020

Old Business: Tim Shriner thanked Dennis Boyd for his hard work in composing proposed new By-laws. He explained that upon approval from the Board, these will be sent to an attorney for review and guidance.

Tim Shriner reported that a few landscape repairs remained to be completed at the North Pond site, along with an adjustment to the drain outflow screen and repair of the sidewalk damaged by the well drilling equipment.

Tim Shriner reported that the playground equipment vendor had been on site and had marked the designated area. Once the final plans, including drainage, are approved, installation and construction will follow.

Tim Shriner reported that Tipmont REMC had suggested the installation of 10 new streetlights in Sections 5 and 7 at an initial cost of \$20,000. Due to budget limitations, the board pursue one-half of that proposal.

Tim Shriner reported that the franchise holder for the street signs and posts has submitted a quote for \$20,000 to replace damaged posts throughout, and that budget constraints get in the way of making the order at present. An open discussion among members and the board led to a request by Torrin Bottrell for a show of hands from those who would prefer not only replacing damaged signs with matching models, but replacing generic signage in Section 5, 6 and 7 with matching models. The group indicated its approval. Grant Giese asked the members to indicate whether they would support a dues increase and a possible special assessment to pay for these improvements. The group indicated a willingness to go along with these suggestions.

New Business: Hallie Shepard suggested that the board investigate setting up a web site. Discussion followed about costs and volunteers.

Kathy Rohrman and David Brewer reported drainage problems on their properties.

Torrin Bottrell explained that he and his business e partner own Coyote Crossing Gold Club. Their goal is to create a true country club with restaurant and other facilities and has been collecting e-mail addresses from potential supporters and indicated a desire to work closely with the HOA on any matters that would improve electronic communications.

Torrin Bottrell informed the group that the Covenant promising the continued operation of a golf course at Winding Creek expires in 2019. He is very much interested in attracting enough support from the Winding Creek community to allow his operation to extend that legally-binding commitment. He announced that an effort is being made to solicit social memberships for Coyote Crossing to raise funds for potential new amenities.

The meeting was adjourned at 8:12 PM

Respectfully Submitted,

Tim Shriner - Secretary Pro-Tem

**MINUTES OF THE SPECIAL MEETING
OF THE MEMBERS OF WINDING CREEK OF TIPPECANOE
HOMEOWNERS ASSOCIATION, INC. HELD OCTOBER 7, 2019**

The special meeting of the Members of Winding Creek of Tippecanoe Homeowners Association, Inc. was held at Coyote Crossing Clubhouse, in West Lafayette, Indiana, at 6:00 p.m. on the 7th day of October, 2019, pursuant to the Bylaws of this Corporation. A quorum was present.

Barney Scheumann, President, served as the Chairman of the meeting, and Grant Giese served as Secretary of the Corporation, and recorded the proceedings.

The Chairman announced that the meeting was lawfully convened and ready for the transaction of business. The Chairman noted that there were 128 Members present including proxy votes. There was not a majority of voting members present to hold a valid vote under Article 4, Section 9(b). The Board explained a vote could be cast pursuant to Article IV, Section 11 of the CCRs, which would allow non-present voting member to provide written assent to the Board should the proposal receive a favorable majority vote of those voting members in attendance. A duly made motion for said vote was made and seconded.

General discussion of the proposal followed. The Chairman advised those in attendance that the Board was neutral to the proposal and that Torrin Bottrell had recused himself from the voting process.

Upon request by member(s) from the floor, the Chairman read the proposal from Coyote Crossing, LLC aloud. And a vote was held. Votes were counted with 55 in favor of the proposal and 73 against. The proposal, not receiving a favorable vote by a majority of the members present as required under Article IV, Section 11 of the CCRs, was defeated.

There being no further business on the agenda for the special meeting, on motion duly made and seconded, the meeting adjourned.

By direction of the Chairman, the Special Meeting Sign-In Sheets, Proxies, and Ballots will be retained at the HOA's office at 639 Columbia Street, Lafayette until the next annual meeting.

Grant Giese, Secretary

ATTEST:

Barney Schuemann, Chairman

WINDING CREEK HOMEOWNERS ASSOCIATION

INCOME STATEMENT

12-31-20

REVENUES

Dues		145850.70	
Interest Income		543.74	
Transfer Fees		1000.00	
Other		0.00	
Total Revenues			147394.44

EXPENSES

<i>Mowing / Trimming</i>	19020.00		
<i>Applications</i>	7206.45		
<i>Landscape Maintenance</i>	2800.00		
<i>Mulching</i>	5600.00		
<i>Landscape Clean Up</i>	0.00		
<i>Plantings / Removal</i>	<u>925.00</u>		
Total Landscaping		35551.45	
Pond Maintenance Contract		3320.00	
Pond Equipment		1465.42	
Pond Improvements		5963.22	
Fountain - Pond - Entry Electricity		957.63	
Animal Control		0.00	
Street Lighting		15530.88	
Irrigation		7338.32	
Postage / Mailings / Office		404.44	
Online Platform		1639.46	
Repairs		0.00	
Signage / Sign Repairs		3657.84	
Meetings / Activities		0.00	
Insurance		4082.88	
Bank / Bill Pay Fees		91.47	
Legal / Accounting / Professional		5097.48	
Collection Costs		510.95	
Taxes / Fees		1296.00	
Management		15120.00	
Pool		21399.12	
Bad Debt		0.00	
Miscellaneous		0.00	
Total Expenses			<u>123426.56</u>

SURPLUS / [DEFICIT]

23967.88

BALANCE SHEET

ASSETS

Cash On Hand and Investments		185933.07	
Operating Reserves	10000.00		
Pond Improvement Balance	1618.36		
Amenities Balance	92070.71		
Available Funds		82244.00	
Undeposited Funds		0.00	
Receivables - Members		2293.30	
Total Assets			<u>270470.37</u>

LIABILITIES

Accounts Payable		0.00	
Pre-paid Dues		540.00	
Total Liabilities			540.00

MEMBERS EQUITY

Beginning Balance		245962.49	
Curent Year Surplus / [Deficit]		23967.88	

TOTAL EQUITY

269930.37

TOTAL LIABILITIES AND EQUITY

270470.37

EXPENSES	2019 BUDGET	12/31/19	2020 BUDGET	% OF EXPENSES
MOWING / TRIMMING	22700.00	19020.00	22700.00	15%
APPLICATIONS	7400.00	7206.45	7400.00	5%
LANDSCAPE MAINTENANCE	2340.00	2800.00	2800.00	2%
MULCHING	5600.00	5600.00	5600.00	4%
LANDSCAPE CLEAN UP	1150.00	0.00	1150.00	1%
PLANTINGS / REMOVAL	3600.00	925.00	4000.00	2%
ANIMAL CONTROL	250.00	0.00	500.00	0%
POND MAINTENANCE CONTRACT	3320.00	3320.00	4220.00	2%
POND EQUIPMENT	6000.00	1465.42	6000.00	4%
POND IMPROVEMENTS	7581.58	5963.22	1618.36	5%
FOUNTAIN AND ENTRY ELECTRICITY	2000.00	957.63	1000.00	1%
STREET LIGHTING	17000.00	15530.88	16000.00	12%
IRRIGATION	6200.00	7338.32	7400.00	4%
POSTAGE / MAILINGS / OFFICE	1600.00	404.44	800.00	1%
REPAIRS (<i>Street Signs</i>)	12000.00	3657.84	2930.00	8%
REPAIRS	0.00	0.00	1000.00	0%
ONLINE PLATFORM	0.00	1639.46	1600.00	0%
MEETINGS / ACTIVITIES	500.00	0.00	500.00	0%
INSURANCE	4260.00	4082.88	4200.00	3%
BANK / BILL PAY FEES	50.00	91.47	100.00	0%
COLLECTION EXPENSES	250.00	510.95	400.00	0%
LEGAL / ACCOUNTING / PROFESSIONAL	2800.00	5097.48	7000.00	2%
TAXES / FEES	1200.00	1296.00	900.00	1%
MANAGEMENT	15100.00	15120.00	15200.00	10%
POOL	24000.00	21399.12	24000.00	16%
BAD DEBT	0.00	0.00	0.00	0%
MISCELLANEOUS	0.00	0.00	0.00	0%
TOTAL EXPENDITURES	146901.58	123426.56	139018.36	95%
REPLACEMENT RESERVES	6000.00	6000.00	9000.00	
POND IMPROVEMENT FUNDING	-7581.58	-5963.22	-1618.36	
TOTAL EXPENSES	145320.00	123463.34	146400.00	

BUDGETED INCOME	2019	2020	
DUES (# Members)	268 \$ 144,720.00	270 \$ 145,800.00	2020 DUES \$540.00
PARTIAL DUES	2 \$ 600.00	0 \$ 600.00	
	\$ 145,320.00	\$ 146,400.00	

12-31-19 BANK BALANCES	
CHECKING ACCOUNT	\$6,885.49
SAVINGS ACCOUNT	\$42,610.93
CERTIFICATE OF DEPOSIT	\$136,436.65
TOTAL	\$185,933.07

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 February 24, 2020 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 _____, 2020

OWNER / MEMBER

OWNER / MEMBER

Address _____

Please return this executed **PROXY** to hoa@schprop.com.

Or mail to:

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

Your cooperation in completing this form is sincerely appreciated.