

## 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 **THURSDAY APRIL 7, 2022**

**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 (2020)

Officer Reports / Financial Condition / Budget Presentation / Delinquencies

Nominations & Elections:

Old Business: Committee Formation: Pool-Playground-Ponds-Signs-Newcomers-Social-Media-Decorations. Swimming Pool Update (Bath House – New Furniture)

New Business:

Adjournment

*NOTE: Eligibility to participate in this meeting is restricted to members whose 2021 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.

03/10/22

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

**WINDING CREEK OF TIPPECANOE COUNTY HOMEOWNERS ASSOCIATION INC  
MEMBERSHIP MEETING**

A meeting was held February 24, 2020 at West Lafayette Indiana. President John Scheumann, Jr. called meeting to order at 6:08 PM. The Secretary confirmed that a quorum was present with 39 eligible members in person and 23 proxies.

Directors introduced themselves: Denise Guy, John Scheumann Jr., Torrin Bottrell, Ron Steuterman, Grant Giese.

Also Present: Manager Tim Shriner

A question was asked about landscape budget. Tim explained that 3 bids were solicited for this year with 2 responses and that the current contractor's rates haven't changed in 6 years. A question was asked about publishing the bids. Tim replied that bidders are promised confidentiality, but any member may schedule an appointment to look at the exhibits.

Questions were raised pool issues, including the rusted fence and a new water cooler. Tim replied that some pool furniture was recently purchased and that resurfacing of the deck is scheduled for this year and a water cooler will be priced. It was suggested that a special meeting of the membership be held each year with the pool being the only agenda item.

Tim gave an update on the amenities project. In response to an inquiry regarding leftover funds, Tim explained that the board intended to exhaust all of amenities project balances, due to a provision in the funding documents that restricts use of those funds to improvements at the common area. No provisions exist for excess money.

Denise spoke about the pool project and explained Scott has provided a list of needed items. Denise and Pool Chairman Scott Meyer will be meeting soon to prioritize list items. A bid has been solicited for re-surfacing the pool deck and bathroom floor. The water cooler is being removed and replaced with something new. It was reported that the new pool shades had been selected.

Barney asked for approval of prior meeting minutes. A motion was made to amend the minutes to correct language implying that Ashley Williams and Hallie Shepard had voluntarily withdrawn their nominations for director. The minutes were approved as amended. Following a motion and second the 2019 special meeting minutes were approved.

Tim explained the director selection process and that 3 seats were available. Two directors will serve 2-year terms and three directors will each serve one year terms going forward.

Nominating Committee Chairman Rob Pahl introduced brief bios for the three slated nominees: Denise Guy, Scott Meyer, and Kelly Vaughan. Ashley Williams was nominated for the board by Michelle Angelone; Seconded by John Leidy. Paper ballots were submitted with the following results:

Scott Meyer	69
Denise Guy	68
Kelly Vaughan	55
Ashley Williams	31

Current Officers: Grant Giese through 2020  
Torrin Bottrell through 2020  
Denise Guy through 2020  
Scott Meyer through 2021  
Kelly Vaughan through 2021

New business – It was suggested we HOA meet with other HOAs to speak with county officials regarding needed infrastructure improvements.

Meeting adjourned at 7:13 PM

Grant Giese - Secretary

**WINDING CREEK HOMEOWNERS ASSOCIATION**

**INCOME STATEMENT**

**12-31-20**

**REVENUES**

Dues		145800.00	
Interest Income		1430.75	
Transfer Fees		3750.00	
Other		0.00	
Total Revenues			150980.75

**EXPENSES**

	Amenities Project *		35602.69	
Landscaping	Mowing / Trimming	24335.00		
	Applications	9107.95		
	Landscape Maintenance	3800.00		
	Mulching	5600.00		
	Landscape Clean Up	925.00		
	Plantings / Removal	<u>2880.00</u>		
	Total Landscaping		46647.95	
	Pond Maintenance Contract		3905.50	
	Pond Equipment		0.00	
	Pond Improvements		722.67	
Fountain - Pond - Entry Electricity		1603.20		
Fountain - Repairs		3458.95		
Animal Control		0.00		
Street Lighting		14894.26		
Irrigation -Electricity		881.80		
Irrigation - Water		3243.74		
Irrigation - Repairs		2342.00		
North Pond Electricity		2147.40		
Postage / Mailings / Office		0.00		
Online Platform		1365.00		
Repairs		167.10		
Signage / Sign Repairs		1650.00		
Meetings / Activities		2214.78		
Insurance		4091.46		
Bank / Bill Pay Fees		130.96		
Legal / Accounting / Professional		1240.00		
Collection Costs		0.00		
Taxes / Fees		105.00		
Management		15120.00		
Pool	Gas	371.99		
	Sewer	863.99		
	Electricity	3841.79		
	Phone	795.90		
	Water	1097.73		
	Testing	2780.00		
	Supplies	913.19		
	Pool Area Signs	0.00		
	Opening & Closing	5273.20		
	Repairs	269.64		
	Total Pool		16207.43	
Bad Debt		0.00		
Miscellaneous		0.00		
Total Expenses			<u>157741.89</u>	

**SURPLUS / [DEFICIT]**

-6761.14

\* Amount Charged to Operations in 2020. For 7 Year Total See "Amenities Project Expense Report" (Attached)

**BALANCE SHEET**

**ASSETS**

Checking Account		14536.30	
Savings Account		7625.92	
Certificate		37222.29	
Operating Reserves	12238.96		
Pond Improvement Balance	358.93		
Available Funds		46786.62	
Undeposited Funds		0.00	
Receivables - Members		3240.00	
Total Assets			<u>62624.51</u>

**LIABILITIES**

Accounts Payable		15120.00	
Pre-paid Dues		0.00	
Total Liabilities			15120.00

**MEMBERS EQUITY**

Beginning Balance (Corrected)		163718.49	
Amenities Project (Prior)		-109452.84	
Curent Year Surplus / [Deficit]		-6761.14	

**TOTAL EQUITY**

47504.51

**TOTAL LIABILITIES AND EQUITY**

62624.51

**WINDING CREEK HOMEOWNERS ASSOCIATION  
AMENITIES PROJECT EXPENSES**

DATE	PAID TO	AMOUNT PAID
7/7/2014	KJG Architecture	\$ 1,160.00
8/5/2014	KJG Architecture	\$ 2,320.00
10/31/2014	KJG Architecture	\$ 2,320.00
7/2/2015	KJG Architecture	\$ 1,338.75
10/6/2015	Reiling Teder & Schrier	\$ 398.00
5/8/2016	Reiling Teder & Schrier	\$ 312.00
7/3/2017	T-Bird Design Services	\$ 1,500.00
9/28/2017	Reiling Teder & Schrier	\$ 75.00
6/25/2018	Recreation Unlimited	\$ 24,892.40
10/12/2018	Recreation Unlimited	\$ 25,213.39
10/15/2018	Riehle Ventures LLC	\$ 5,041.00
2/4/2019	Reiling Teder & Schrier	\$ 118.74
3/5/2019	T-Bird Design Services	\$ 4,100.00
4/23/2019	T-Bird Design Services	\$ 4,800.00
5/22/2019	Greg Terry Welding	\$ 5,100.00
5/29/2019	T-Bird Design Services	\$ 5,560.00
6/12/2019	Ely Concrete	\$ 58,417.75
7/16/2019	T-Bird Design Services	\$ 1,182.50
7/16/2019	Slussers Green Thumb	\$ 2,437.00
7/29/2019	Reiling Teder & Schrier	\$ 330.00
9/17/2019	Denise Guy *	\$ 481.50
10/29/2019	Reiling Teder & Schrier	\$ 1,352.00
1/2/2020	Recreation Unlimited	\$ 11,014.42
4/18/2020	Perfect Pools	\$ 25,600.00
4/28/2020	Perfect Pools	\$ 10,000.00
5/12/2020	Perfect Pools	\$ 7,600.00
5/21/2020	Gutwein Lawn Care	\$ 2,540.00
5/22/2020	Kenitic Recreation	\$ 3,443.99
6/16/2020	Perfect Pools	\$ 17,508.00
7/13/2020	Perfect Pools	\$ 25,650.00
7/14/2020	Commercial Recreation	\$ 11,014.41
7/17/2020	Perfect Pools	\$ 2,700.00
7/17/2020	Perfect Pools	\$ 300.00
7/28/2020	Denise Guy *	\$ 187.69
8/5/2020	Steve Wilson *	\$ 425.00
10/19/2020	Gutwein Lawn Care	\$ 8,800.00
10/19/2020	Anne Mattingly *	\$ 369.15

\* Reimbursement For Advanced Payment

<b>FUNDS ALLOCATED</b>		\$ 240,000.00
<b>TOTAL EXPENSES</b>		\$ 275,602.69
<b>UNDER / (OVER)</b>	<b>12/31/2020</b>	\$ (35,602.69)

**POND IMPROVEMENT EXPENSES**

DATE	PAID TO	AMOUNT PAID
10/13/2017	Dimensional Builders	\$ 3,164.00
1/19/2018	Dilden Bros Well Drilling	\$ 8,282.83
4/10/2018	Starr & Asscoiates	\$ 308.00
4/10/2018	Huston Electric	\$ 4,443.59
6/15/2018	Ruiz Concrete	\$ 300.00
7/23/2018	Gutwein Lawn care	\$ 800.00
11/15/2018	Gutwein Lawn care	\$ 120.00
6/12/2019	Terry Grogan Const	\$ 680.00
7/16/2019	Jones Fish & Lake	\$ 2,019.98
7/29/2019	Terry Grogan Const	\$ 3,200.00
8/20/2019	Terry Grogan Const	\$ 600.00
1/2/2020	Bellinger's	\$ 722.67

<b>FUNDS ALLOCATED</b>		\$ 25,000.00
<b>TOTAL EXPENSES</b>		\$ 24,641.07
<b>UNDER / (OVER)</b>	<b>12/31/2020</b>	\$ 358.93

**WINDING CREEK HOMEOWNERS ASSOCIATION**

**INCOME STATEMENT**

**12/31/2021**

**REVENUES**

Dues	145669.81	
Interest Income	7.82	
Start Up Fees	6500.00	
Late Fees	86.40	
<b>Total Revenues</b>		<b>152264.03</b>

**EXPENSES**

Amenities Project *residual exp from 2020 pool landscaping	2561.50	
Landscaping		
<i>Mowing / Trimming</i>	24445.00	
<i>Applications</i>	8646.52	
<i>Landscape Maintenance</i>	7065.59	
<i>Mulching</i>	6300.00	
<i>Landscape Clean Up</i>	825.00	
<i>Plantings / Removal</i>	480.00	
Total Landscaping	47762.11	
Pond Maintenance Contract	6266.39	
Pond Equipment	0.00	
Pond Improvements	0.00	
Fountain - Pond	1824.65	
Fountain - Repairs	3631.82	
Animal Control	0.00	
Street Lighting	13265.92	
Irrigation -Electricity	2532.64	
Irrigation - Water	3902.86	
Irrigation - Repairs	0.00	
North Pond Electricity	0.00	
Postage / Mailings / Office	35.30	
Online Platform	1496.50	
Repairs	0.00	
Signage / Sign Repairs	0.00	
Meetings / Activities	0.00	
Insurance	4054.46	
Bank / Bill Pay Fees	121.30	
Legal / Accounting / Professional	420.00	
Collection Costs	0.00	
Taxes / Fees	474.00	
Management	15232.00	
Pool Expenses:		
<i>Gas</i>	950.13	
<i>Sewer</i>	1047.06	
<i>Electricity</i>	3885.30	
<i>Phone</i>	805.97	
<i>Water</i>	982.51	
<i>Testing</i>	300.00	
<i>Supplies</i>	1045.45	
<i>Pool Area Signs</i>	0.00	
<i>Opening &amp; Closing</i>	6068.00	
<i>Repairs / Service</i>	20511.87	
Total Pool	35596.29	
Bad Debt	0.00	
Miscellaneous	211.50	
<b>Total Expenses</b>		<b><u>139389.24</u></b>
<b>SURPLUS / [DEFICIT]</b>		<b><u>12874.79</u></b>

**BALANCE SHEET**

**ASSETS**

Checking Account	34946.54	
Savings Account	45316.19	
Certificate	0.00	
Operating Reserves	18000.00	
Pond Improvement Balance	0.00	
Available Funds	62262.73	
Undeposited Funds	0.00	
Receivables - Members	1080.00	
<b>Total Assets</b>		<b><u>81342.73</u></b>

**LIABILITIES**

Accounts Payable	15232.00	
Pre-paid Dues	0.00	
<b>Total Liabilities</b>		<b>15232.00</b>

**MEMBERS EQUITY**

Beginning Balance (Corrected)	53235.94	
Curent Year Surplus / [Deficit]	12874.79	

**TOTAL EQUITY**

**66110.73**

**TOTAL LIABILITIES AND EQUITY**

**81342.73**

EXPENSES	2021 BUDGET	12/31/21	2022 BUDGET	% OF EXPENSES
AMENITIES PROJECT	0.00	2561.50	0.00	0.00%
MOWING / TRIMMING	22700.00	24445.00	24500.00 *	16.19%
APPLICATIONS	7400.00	8646.52	5500.00 *	3.63%
LANDSCAPE MAINTENANCE	2340.00	7065.59	4200.00 *	2.78%
PRUNING	0.00	0.00	950.00 *	0.63%
MULCHING	5600.00	6300.00	6000.00 *	3.96%
LANDSCAPE CLEAN UP	1150.00	825.00	1000.00 *	0.66%
PLANTINGS / REMOVAL	3600.00	480.00	3500.00	2.31%
ANIMAL CONTROL	250.00	0.00	500.00	0.33%
POND MAINTENANCE CONTRACT	3320.00	6266.39	4307.00	2.85%
POND EQUIPMENT	6000.00	3631.82	6000.00	3.96%
POND IMPROVEMENTS	7581.58	0.00	0.00	0.00%
FOUNTAIN CONTRACT	0.00	0.00	1589.00	1.05%
FOUNTAIN AND ENTRY ELECTRICITY	2000.00	1824.65	2000.00	1.32%
STREET LIGHTING	17000.00	13265.92	15000.00	9.91%
IRRIGATION MAINTENANCE	0.00	0.00	1325.00 *	0.88%
IRRIGATION	6200.00	6435.50	8400.00	5.55%
POSTAGE / MAILINGS / OFFICE	1600.00	35.30	200.00	0.13%
REPAIRS (Street Signs)	12000.00	0.00	600.00	0.40%
REPAIRS	0.00	0.00	600.00	0.40%
ONLINE PLATFORM	0.00	1496.50	1625.00	1.07%
MEETINGS / ACTIVITIES	500.00	0.00	500.00	0.33%
INSURANCE	4260.00	4054.46	4200.00	2.78%
BANK / BILL PAY FEES	50.00	121.30	150.00	0.10%
COLLECTION EXPENSES	250.00	0.00	250.00	0.17%
LEGAL / ACCOUNTING / PROFESSIONAL	2800.00	420.00	1000.00	0.66%
TAXES / FEES	1200.00	474.00	268.00	0.18%
MANAGEMENT	15100.00	15232.00	15176.00	10.03%
POOL	24000.00	35596.29	30000.00	19.82%
BAD DEBT	0.00	0.00	0.00	0.00%
MISCELLANEOUS	0.00	211.50	0.00	0.00%
* 3 Year Price Ceiling				
<b>TOTAL EXPENDITURES</b>	<b>146901.58</b>	<b>139389.24</b>	<b>139340.00</b>	92.07%
<b>REPLACEMENT RESERVES</b>	<b>6000.00</b>	<b>6000.00</b>	<b>12000.00</b>	7.93%
POND IMPROVEMENT FUNDING	0.00	-2561.50	0.00	
<b>TOTAL EXPENSES</b>	<b>152901.58</b>	<b>142827.74</b>	<b>151340.00</b>	100.00%

BUDGETED INCOME	2021	2022	
DUES (# Members)	270 \$ 145,800.00	271 \$ 146,340.00	2022 DUES \$540.00
PARTIAL DUES	0 \$ 409.81	0 \$ 0.00	
START UP FEES	26 \$ 6,500.00	20 \$ 5,000.00	
	\$ 152,300.00	\$ 151,340.00	

12-31-21 BANK BALANCES	
CHECKING ACCOUNT	\$34,946.54
SAVINGS ACCOUNT	\$45,316.19
<b>TOTAL</b>	<b>\$80,262.73</b>

**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 7, 2022** 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 \_\_\_\_\_, 2022

\_\_\_\_\_  
OWNER / MEMBER

\_\_\_\_\_  
OWNER / MEMBER

Address \_\_\_\_\_

Please return this executed **PROXY** to [hoa@schprop.com](mailto: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.