

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 **WEDNESDAY, April 19, 2023**

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: Committee Volunteer Call-Out: (Pool – Playground – Newcomers - Social-Media Decorations – Planning)

Common Trash Provider

Mailboxes

New Business: Tree Removal

Adjournment

NOTE: Eligibility to participate in this meeting is restricted to members whose 2022 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. Your support and participation are much needed and appreciated! Thanks!*

4/7/2022

Scott Meyer called the meeting to order at 6:08PM.

The Board introduced themselves: Scott, Kelly, Torrin, Denise and Grant were present.

Scott announced a quorum was reached via those in attendance and proxies submitted in advance.

Scott presented the minutes. Dave Murtaugh made a motion to approve the minutes and Mike Went seconded. All approved.

Tim Shriner addressed the meeting. He reviewed:

- The amenities project
- The budget including landscaping, the pool, lighting, irrigation, ponds, insurance, etc.

Scott announced the board has extended Tim's contract for the next 3 years effective Jan 1 2022

Scott announced the nominations for new board members for the next 2 year term.

Renee Cason is the nominating chair. The 5 nominees are:

- Denise Guy
- Kelli Vaughan
- Scott Meyer
- Katie Jewell
- Jim Mills

A motion was made and seconded to accept the slate as proposed and all approved.

Scott addressed old business. He addressed:

- The pool including
 - o Maintenance check list
 - o The new pool cover and equipment
 - o Going into the year the equipment is in good shape
 - o Chemicals are anticipated to be more expensive this year
 - o It is expected to be open by Memorial Day
 - o A new pool code will be sent prior to the season
 - o A future want/need is updating the interior of the bath house
 - o A committee needed for pool and pavilion committee—Sally Bane, Michael Easter, Renee Cason, Barb Meyer and Denise volunteered
- A need for a playground committee—no volunteers—Scott will strong arm somebody (wink)
- A straw poll was taken regarding a neighborhood social—crickets

WINDING CREEK HOMEOWNERS ASSOCIATION

INCOME STATEMENT

12/31/2022

REVENUES			
	Dues		146860.77
	Interest Income		7.89
	Start Up Fees		2000.00
	Late Fees		0.00
	Miscellaneous		280.00
	Total Revenues		149148.66
EXPENSES			
Landscaping	Mowing / Trimming**	30414.80	** overage \$3,249.80 from Krintz final 2021 billing
	Applications	6875.00	** contract had 4 appl/billed for 5 @ 1375
	Landscape Maintenance	4110.00	
	Mulching	6000.00	
	Landscape Clean Up	1950.00	
	Plantings / Removal	75.00	
	Total Landscaping		49424.80
	Pond Maintenance Contract		5992.00
	Pond Equipment		0.00
	Pond Improvements		0.00
	Fountain - Utilities		1482.02
	Fountain - Repairs		0.00
	Animal Control		0.00
	Street Lighting		16027.22
	Irrigation -Electricity		2114.28
	Irrigation - Water		2827.60
	Irrigation - Repairs		0.00
	North Pond Electricity		0.00
	Postage / Mailings / Office		26.45
	Online Platform		1670.00
	Repairs		0.00
	Signage / Sign Repairs		0.00
	Meetings / Activities		241.56
	Insurance		4053.46
	Bank / Bill Pay Fees		91.65
	Legal / Accounting / Professional		0.00
	Collection Costs		117.79
	Taxes / Fees		442.00
	Management		15176.00
Pool Expenses	Gas	1461.51	
	Sewer	640.89	
	Electricity	5805.29	
	Phone	835.11	
	Water	2034.06	
	Testing	525.00	
	Supplies	1086.69	
	Furniture & Pavillion	19000.00	
	Reimburseable	448.75	
	Pool Area Signs	0.00	
	Opening & Closing	6387.00	
	Pool Cleaning/Maint	3600.00	
	Repairs / Service	200.00	
	Total Pool		42024.30
	Bad Debt		0.00
	Miscellaneous		280.00
	Total Expenses		141991.13

SURPLUS / [DEFICIT]

BALANCE SHEET

7157.53

ASSETS

	Checking Account		40116.22
	Savings Account		45320.74
	Certificate		0.00
	Reserves	30000.00	
	Pond Improvement Balance	0.00	
	Available Funds		55436.96
	Undeposited Funds		0.00
	Receivables - Members		3240.00
	Total Assets		<u>88676.96</u>

LIABILITIES

	Accounts Payable		15408.70
	Pre-paid Dues		0.00
	Total Liabilities		15408.70

MEMBERS EQUITY

	Beginning Balance (Corrected)		66110.73
	Curent Year Surplus / [Deficit]		7157.53

TOTAL EQUITY

73268.26

TOTAL LIABILITIES AND EQUITY

88676.96

WINDING CREEK HOA

2023 BUDGET

03-02-23

EXPENSES	2022 BUDGET	12/31/22	2023 BUDGET	% OF EXPENSES
MOWING / TRIMMING	24500.00	30414.80	24500.00	16.40%
APPLICATIONS	5500.00	6875.00	5500.00	3.68%
LANDSCAPE MAINTENANCE	4200.00	4110.00	4200.00	2.81%
PRUNING	950.00	0.00	950.00	0.64%
MULCHING	6000.00	6000.00	6000.00	4.02%
LANDSCAPE CLEAN UP	1000.00	1950.00	1000.00	0.67%
PLANTINGS / REMOVAL	3500.00	75.00	28500.00 *	19.08%
ANIMAL CONTROL	500.00	0.00	0.00	0.00%
POND MAINTENANCE CONTRACT	4307.00	5992.00	6000.00	4.02%
POND EQUIPMENT	6000.00	0.00	5000.00	3.35%
POND IMPROVEMENTS / REPAIRS	0.00	0.00	2000.00	1.34%
FOUNTAIN AND ENTRY ELECTRICITY	2000.00	1482.02	1800.00	1.20%
STREET LIGHTING	15000.00	16027.22	18500.00 **	12.38%
IRRIGATION MAINTENANCE	1325.00	0.00	1200.00	0.80%
IRRIGATION	8400.00	4941.88	6000.00	4.02%
POSTAGE / MAILINGS / OFFICE	200.00	26.45	200.00	0.13%
REPAIRS	600.00	0.00	2100.00 ***	1.41%
ONLINE PLATFORM	1625.00	1670.00	1631.00	1.09%
MEETINGS / ACTIVITIES	500.00	241.56	1000.00	0.67%
INSURANCE	4200.00	4053.46	4200.00	2.81%
BANK / BILL PAY FEES	150.00	91.65	100.00	0.07%
COLLECTION EXPENSES	250.00	117.79	200.00	0.13%
LEGAL / ACCOUNTING / PROFESSIONAL	1000.00	0.00	3000.00	2.01%
TAXES / FEES	268.00	442.00	400.00	0.27%
MANAGEMENT	15176.00	15176.00	15232.00	10.20%
POOL	30000.00	42024.30	32000.00	21.42%
BAD DEBT	0.00	0.00	0.00	0.00%
MISCELLANEOUS	0.00	280.00	0.00	0.00%
TOTAL EXPENDITURES	137151.00	141991.13	171213.00	114.62%
RESERVES	6000.00	0.00	-21833.00	-14.62%
TOTAL EXPENSES	143151.00	141991.13	149380.00	100.00%

BUDGETED INCOME	2022	2023	
DUES (# Members)	271	\$ 146,340.00	2023 DUES
START UP FEES	20.00	\$ 5,000.00	
		\$ 151,340.00	\$540.00

12-31-22 BANK BALANCES		
CHECKING ACCOUNT		\$40,116.22
SAVINGS ACCOUNT		\$45,320.74
TOTAL		\$85,436.96

* Street Islands & South Berm Trees
 ** Includes Additional Lighting - Augusta
 *** Sidewalk Gap Fill-In

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 19, 2023 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 _____, 2023

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.