

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 8, 2025**

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: 1 Board Seat Opening

Old Business:

New Business:

Adjournment

NOTE: Eligibility to participate in this meeting is restricted to members whose 2024 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.

03/04/25

*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

2025 BUDGET

12-31-2024

EXPENSES	2024 BUDGET	2024 EXPENSES	2025 BUDGET	% OF EXPENSES
MOWING / TRIMMING	24500.00	27125.00	24500.00	16.68%
APPLICATIONS	5500.00	6875.00	5500.00	3.74%
LANDSCAPE MAINTENANCE	4200.00	5755.00	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	1475.00	1000.00	0.68%
PLANTINGS / REMOVAL	9000.00	23508.62	1000.00	0.68%
IRRIGATION MAINTENANCE	0.00	1475.00	1325.00	0.90%
ANIMAL CONTROL	0.00	0.00	0.00	0.00%
POND MAINTENANCE CONTRACT	7200.00	6982.38	7200.00	4.90%
POND EQUIPMENT	0.00	0.00	0.00	0.00%
POND IMPROVEMENTS / REPAIRS	2000.00	5490.18	2000.00	1.36%
FOUNTAIN ELECTRICITY	2000.00	2131.12	2000.00	1.36%
FOUNTAIN REPAIRS	2000.00	418.07	2000.00	1.36%
STREET LIGHTING - NEW POLES	0.00	13780.11	0.00	0.00%
STREET LIGHTING	18500.00	12241.01	18500.00	12.60%
STREET SIGN REPAIRS	0.00	571.00	0.00	0.00%
IRRIGATION - UTILITIES	9000.00	8429.07	9000.00	6.13%
POSTAGE / MAILINGS / OFFICE	200.00	108.97	200.00	0.14%
REPAIRS	17100.00	14054.52	0.00	0.00%
ONLINE PLATFORM	1631.00	1612.47	1631.00	1.11%
MEETINGS / ACTIVITIES	500.00	5.01	500.00	0.34%
INSURANCE	6200.00	6852.40	7000.00	4.77%
BANK / BILL PAY FEES	100.00	223.01	200.00	0.14%
COLLECTION EXPENSES	200.00	-237.48	200.00	0.14%
LEGAL / ACCOUNTING / PROFESSIONAL	1000.00	0.00	1000.00	0.68%
TAXES / FEES	200.00	0.00	200.00	0.14%
MANAGEMENT	15232.00	15176.00	15232.00	10.37%
POOL	28000.00	29892.11	28000.00	19.06%
BAD DEBT	0.00	44.08	0.00	0.00%
MISCELLANEOUS	0.00	541.00	0.00	0.00%
TOTAL EXPENDITURES	162213.00	190528.65	139338.00	94.87%
RESERVES	6000.00	0.00	7542.00	5.13%
TOTAL EXPENSES	168213.00	190528.65	146880.00	100.00%

BUDGETED INCOME	2024	2025	
DUES (# Members)	271 \$ 146,340.00	272 \$ 146,880.00	2025 DUES \$540.00
START UP FEES	10 \$ 2,500.00	10 \$ 2,500.00	
	\$ 148,840.00	\$ 149,380.00	

12-31-24 BANK BALANCES	
CHECKING ACCOUNT	\$23,992.95
SAVINGS ACCOUNT	\$25,359.91
TOTAL	\$49,352.86

**WINDING CREEK HOMEOWNERS ASSOCIATION
INCOME STATEMENT**

12/31/2024

REVENUES

Dues	146880.00	
Interest Income	4.75	
Start Up Fees	2750.00	
Late Fees	54.00	
Miscellaneous	0.00	
Total Revenues		149688.75

EXPENSES

Landscaping	<i>Mowing / Trimming**</i>	27125.00	
	<i>Applications</i>	6875.00	
	<i>Landscape Maintenance</i>	5755.00	
	<i>Mulching</i>	6000.00	
	<i>Landscape Clean Up</i>	1475.00	
	<i>Plantings / Removal</i>	<u>23508.62</u>	
	Total Landscaping		70738.62
	Pond Maintenance Contract	6982.38	
	Pond Equipment	0.00	
	Pond Improvements	5490.18	
	Fountain - Utilities	2131.12	
	Fountain - Repairs	418.07	
	Playground Maintenance/Repairs	12783.52	
	Street Lighting - New Poles	13780.11	
	Street Lighting	12241.01	
	Irrigation -Electricity	3454.46	
	Irrigation - Water	4974.61	
	Irrigation - Maintenance/Repairs	1475.00	
	North Pond Electricity	0.00	
	Postage / Mailings / Office	108.97	
	Online Platform	1612.47	
	Repairs	1271.00	
	Signage / Sign Repairs	571.00	
	Meetings / Activities	5.01	
	Insurance	6852.40	
	Bank / Bill Pay Fees	223.01	
	Legal / Accounting / Professional	0.00	
	Collection Costs	-237.48	
	Taxes / Fees	0.00	
	Management	15176.00	
Pool Expenses	<i>Gas</i>	829.17	
	<i>Sewer</i>	1241.80	
	<i>Electricity</i>	4031.22	
	<i>Phone</i>	1052.47	
	<i>Water</i>	3159.23 *	
	<i>Testing</i>	710.00	
	<i>Supplies</i>	1613.25	
	<i>Reimburseable</i>	24.48	
	<i>Pool Area Signs</i>	156.59	
	<i>Opening & Closing</i>	6133.00	
	<i>Pool Cleaning/Maint</i>	4950.00	
	<i>Repairs / Service</i>	5990.90	
	Total Pool		29892.11
	Bad Debt	44.08	
	Miscellaneous	541.00	
	Total Expenses		190528.65

SURPLUS / [DEFICIT]

BALANCE SHEET

ASSETS

Checking Account	23992.95	
Savings Account	25360.27	
Certificate	0.00	
Operating Reserves	0.00	
Pond Improvement Balance	0.00	
Available Funds	49353.22	
Undeposited Funds	0.00	
Receivables - Members	2134.37	
Total Assets		<u>51487.59</u>

LIABILITIES

Accounts Payable	15176.00	
Pre-paid Dues	0.00	
Total Liabilities		15176.00

MEMBERS EQUITY

Beginning Balance (Corrected)	77151.49	
Curent Year Surplus / [Deficit]	-40839.90	

TOTAL EQUITY

TOTAL LIABILITIES AND EQUITY

36311.59
51487.59

WINDING CREEK HOA – 2024 ANNUAL MEETING MINUTES

Meeting held at the Coyote Crossing Golf Course Club House April 16, 2024.

Call to order at 6:09 PM by President Jim Mills.

Introduction of present Board Members and Management Company members:

Jim Mills	President	Tim Shriner	HOA Management
Michael Easter	Secretary	Anne Mattingly	Not present
Katie Jewell	Member		
Jason Kruse	Member		

Meeting Agenda Review by Jim Mills

2023 Minutes – Motion to approve the 2023 annual meeting minutes as distributed. Motion to approve by Denise Guy and seconded by Elliott Harbin.

2023 Financial Statement and Balance Sheet – presented by Tim Shriner

- Management to investigate a bank option that pays better interest rates

2024 Budget – presented by Tim Shriner

Landscaping Project

1. Landscaping along roadway - Trees will be planted along the front at some point
2. Landscaping in beds - Things did not make it at the fall install, will be repaired/replaced
3. Sign on Flowermound and Grapevine Blvd. has been noted, will look into repairs
4. The sidewalk on Flowermound is going to be done soon, has been surveyed
5. Lot along 600 that have had several trees die, question around quality of landscaping/mowing. Recommended to submit requests on website if not mowed properly so landscaping company can be contacted

Mailbox Project

Mailboxes in repair will receive individual letters will be mailed to specific homeowners that are not in compliance. There will be a method by which homeowners can appeal if they feel the mailbox is in compliance. If unrepaired, HOA will contract for repair and bill homeowners for the repair (money will be recovered)

Elections / Nominations for Board Positions

- Announced one vacancy

Dave Downey introduced as a nominee. Approved via show of hands

Website

Contact HOA button – concern that this does not go anywhere. Raising issues feature – appears this doesn't go anywhere.

ACTION: Confirm there are no open requests out on the website, confirm there is a phone number that can be called to reach someone.

Summer Food Trucks – flyers passed out by committee

General Comments – Complaints about the county maintenance on the roads

Meeting adjourned at 7:30pm

Tim Shriner – Secretary Pro-Tem

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 8, 2025** 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 _____, 2025

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: [2025 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.