

## **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 21, 2026**

**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 2025 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.

04/03/25

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

# WINDING CREEK HOA – 2025 ANNUAL MEETING MINUTES

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Meeting held at the Coyote Crossing Golf Course Club House April 8, 2025.

Call to order at 6:02 PM by President Jim Mills.

Confirmed Quorum was met

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## Introduction of present Board Members and Management Company members:

Jim Mills	President	Anne Mattingly	HOA Management
Michael Easter	Secretary		
Katie Jewell	Vice President		
Jason Kruse	Treasurer		
Dave Downey	Member		

## Meeting Agenda Review by Jim Mills

**2024 Minutes** – Motion to approve the 2024 annual meeting minutes as distributed. Motion to approve by Denise Guy and seconded by Kimberly Tyus. Motion approved via Aye.

**2024 Financial Statement and Balance Sheet** – presented by Jason Kruse

- Review of expenditures with highlights of new streetlight added to Augusta Lane; new island landscaping; and playground improvements

**2025 Budget** – presented by Jason Kruse

- No plans for major expenditures.

## Elections / Nominations for Board Positions

- Announced one vacancy replacing Katie Jewell. Ranjith Cherukuri was introduced as a nominee. No nominations from the floor. Ranjith was approved via show of hands.

2025 Board as follows:

Jim Mills – President

Jason Kruse – Vice President

Michael Easter – Treasurer

Ron Cherukuri – Secretary

Dave Downey – Director

## Old Business –

- **TREES:** Jim Mills stated that the tree work on CR500 was completed last year. Plan is to wait at least a year before replacing anything. Will be reviewed in next year's meeting.
- **CASH:** The cash balance was moved from savings account to CD. Have moved some of the reserve (\$10k) into CD, looking to ladder this as surplus allows throughout the year.
- **ISLAND BEDS:** 600 entrance landscaping. Have a quote to replace the pine trees that were the issue, looking at potential replacement to occur in the fall.
  - Question: what type of tree would be replaced with? Jim stated to try and stay with same as on the 500 side
  - Question: will there be additional plants on the island located on the north side? Asked to wait and see how the new vegetation fills out this year.

- Question: concern on 500 entrance trees and potential to scratch passing vehicles? The trees are not supposed to get large, and trimming is part of our landscape contract.
- **MAILBOX REPAIRS**: Initial survey of mailboxes that do not conform and people have been notified. If anyone feels their mailbox has been inappropriately flagged, open to review on a case-by-case basis. Recognize there is an issue with the paper boxes no longer being applicable. The issue is these boxes are built to have a paper box that will lean and wear prematurely without the paper box. Trying not to be overly aggressive but will continue to enforce.
  - ACTION: Send out info on who to contact if mailbox needs repaired to entire neighborhood.
  - ACTION: Review the covenants regarding paper box, does it say that if you have a paper box it needs to match but you don't need one.

**New Business –**

- **POOL**: Scott Meyer has been the primary point of contact for the pool operations and is moving on. In need of a new primary pool operator, looking for high school aged students who would be able to take this on. Estimated 6-10 hours/week with compensation of \$250 per week for the season. Passed the pool sign-up sheet around for 2025
  - ACTION: Send out details to those who expressed interest
  - ACTION: Send out email to recruit volunteers to help get the pool ready to go for spring.
- **DUES**: Jim discussed the historical assessment that has not been raised since 2019 but there will have to be an increase for the 2026 fiscal year. The justification comes with the playground and pool are major capital expenses and if repairs are necessary it would require a special assessment to cover. To avoid this the Board is looking to set up funds in the budget to build a capital account for major repairs/replacement. In general, the economic increases over the past 6 years have been held flat. Plans to raise dues from \$540 to \$594 effective next January. The intent is to maintain the dues at \$594 as long as possible.
  - ACTION: Have number itemized in the 2026 budget that is planned to be contributed to capital projects.

**Q & A from the floor:**

- Question: deteriorating curbs – county roads are maintained by the county, reach out to see if they can be assessed for repairs
- Question: about the condition of the pond near the pool. The fountain has been repaired and will monitor
- General Comment: on kids sliding down the hill in the back of 5180 Grapevine and into the pond. Reminder that this is private property and that it is trespassing. Additionally, skating or walking on the pond when iced over is not allowed.
- General Comment: regarding non-residents using the pond and pool. Reminder not to give code out to non-residents.
- Request: for minutes to be sent out immediately following the meeting instead of waiting until right before the annual meeting announcement.
  - ACTION: send out minutes to membership following the meeting and post to website and PayHOA.
- Question: regarding the Coyote maintenance barn and mowing the area in front and fencing along 500 entrance. The golf course owns a portion of the area.
  - ACTION: Anne to look into who is responsible for this area (HOA or the golf course)

**Meeting adjourned at 7:18pm**

Submitted by Michael Easter – Secretary

**WINDING CREEK HOMEOWNERS ASSOCIATION  
INCOME STATEMENT**

12/31/2025

**REVENUES**

Dues		147315.84	
Interest Income		6.48	
Start Up Fees		4250.00	
Late Fees		0.00	
Miscellaneous		-1046.95	
<b>Total Revenues</b>			<b>150525.37</b>

**EXPENSES**

<b>Landscaping</b>	<i>Mowing / Trimming**</i>	23625.00	
	<i>Applications</i>	5500.00	
	<i>Landscape Maintenance</i>	5385.00	
	<i>Mulching</i>	0.00	
	<i>Landscape Clean Up</i>	3415.00	
	<i>Landscape Repairs</i>	0.00	
	<i>Plantings / Removal</i>	5910.40	
	<b>Total Landscaping</b>		<b>43835.40</b>
	Pond Maintenance Contract	7061.65	
	Pond Equipment / Repairs	588.50	
	Pond Improvements	0.00	
	Fountain - Utilities	3344.52	
	Fountain - Repairs	23016.57	
	Playground Maintenance/Repairs	0.00	
	Street Lighting - New Poles	0.00	
	Street Lighting	12166.34	
	Irrigation -Electricity	2687.56	
	Irrigation - Water	10933.41	
	Irrigation - Maintenance/Repairs	1545.00	
	North Pond Electricity	0.00	
	Postage / Mailings / Office	68.65	
	Online Platform	1469.00	
	Repairs	760.50	
	Signage / Sign Repairs	0.00	
	Meetings / Activities	0.00	
	Insurance	7164.00	
	Bank / Bill Pay Fees	206.86	
	Legal / Accounting / Professional	112.00	
	Collection Costs	248.93	
	Taxes / Fees	32.00	
	Management	15176.00	
<b>Pool Expenses</b>	Gas	1191.59	
	Sewer	1067.75	
	Electricity	2326.88	
	Phone	1132.38	
	Water	3282.29	
	Testing	770.00	
	Supplies	2723.23	
	Reimbursable	562.71	
	Attendant Pay	4250.00	
	Pool Area Signs	0.00	
	Opening & Closing	5413.00	
	Pool Cleaning/Maint	0.00	
	Repairs / Service	12220.78	
	<b>Total Pool</b>		<b>34940.61</b>
	Bad Debt	286.56	
	Miscellaneous	2176.00	
	<b>Total Expenses</b>		<b>167820.06</b>

**SURPLUS / [DEFICIT]**

167820.06  
-17294.69

**BALANCE SHEET**

**ASSETS**

Checking Account		14551.63	
Savings Account		20699.40	
Certificate	0.00		
Operating Reserves	0.00		
Pond Improvement Balance	0.00		
Available Funds	35251.03		
Undeposited Funds		0.00	
Receivables - Members		0.00	
<b>Total Assets</b>			<b><u>35251.03</u></b>

**LIABILITIES**

Accounts Payable		16234.13	
Pre-paid Dues		0.00	
<b>Total Liabilities</b>			<b>16234.13</b>

**MEMBERS EQUITY**

Beginning Balance (Corrected)		36311.59	
Curent Year Surplus / [Deficit]		-17294.69	

**TOTAL EQUITY**

19016.90

**TOTAL LIABILITIES AND EQUITY**

35251.03

EXPENSES	2025 BUDGET	2025 EXPENSES	2026 BUDGET	% OF EXPENSES
MOWING / TRIMMING	24,500.00	23,625.00	24,500.00	15.22%
APPLICATIONS	5,500.00	5,500.00	5,500.00	3.42%
LANDSCAPE MAINTENANCE	4,200.00	5,385.00	4,200.00	2.61%
PRUNING	950.00	-	975.00	0.61%
MULCHING	6,000.00	-	6,000.00	3.73%
LANDSCAPE CLEAN UP	1,000.00	3,415.00	1,300.00	0.81%
PLANTINGS / REMOVAL	1,000.00	5,910.40	2,000.00	1.24%
ANIMAL CONTROL	-	-	-	0.00%
POND MAINTENANCE CONTRACT	7,200.00	7,061.65	7,300.00	4.53%
POND EQUIPMENT	-	588.50	-	0.00%
POND IMPROVEMENTS	2,000.00	-	2,000.00	1.24%
FOUNTAIN ELECTRICITY	2,000.00	3,344.52	3,500.00	2.17%
FOUNTAIN REPAIRS	2,000.00	23,016.57	2,000.00	1.24%
STREET LIGHTING - NEW POLES	-	-	-	0.00%
STREET LIGHTING	18,500.00	12,166.34	14,000.00	8.70%
STREET SIGN REPAIRS	-	-	-	0.00%
IRRIGATION - ELECTRIC UTILITIES	9,000.00	2,687.56	3,000.00	1.86%
IRRIGATION - WATER UTILITIES	-	10,933.41	6,500.00	4.04%
IRRIGATION MAINTENANCE	1,325.00	1,545.00	1,600.00	0.99%
POSTAGE / MAILINGS / OFFICE	-	68.65	100.00	0.06%
REPAIRS	-	760.50	500.00	0.31%
SIGNAGE / SIGN REPAIRS	-	-	-	0.00%
MEETINGS / ACTIVITIES	500.00	-	500.00	0.31%
INSURANCE	7,000.00	7,164.00	7,200.00	4.47%
ONLINE PLATFORM	1,631.00	1,469.00	1,631.00	1.01%
BANK / BILL PAY FEES	200.00	206.86	300.00	0.19%
COLLECTION EXPENSES	200.00	248.93	200.00	0.12%
LEGAL / ACCOUNTING / PROFESSIONAL	1,000.00	112.00	1,000.00	0.62%
TAXES / FEES	200.00	32.00	200.00	0.12%
MANAGEMENT	15,232.00	15,176.00	15,176.00	9.43%
POOL	28,000.00	34,940.61	28,000.00	17.39%
BAD DEBT	-	286.56	-	0.00%
MISCELLANEOUS	-	2,176.00	-	0.00%
<b>TOTAL EXPENDITURES</b>	<b>139,138.00</b>	<b>167,820.06</b>	<b>139,182.00</b>	<b>86.46%</b>
<b>RESERVES</b>	<b>7,742.00</b>	<b>-</b>	<b>21,792.00</b>	<b>13.54%</b>
<b>TOTAL EXPENSES</b>	<b>146,880.00</b>	<b>167,820.06</b>	<b>160,974.00</b>	<b>100.00%</b>

CAPITAL EXPENDITURES/RESERVES	2025	2026
POOL/PLAYGROUND/POND FUNDS	-	21,792.00
POOL/PLAYGROUND/POND EXPENSES	-	(13,900.00)
<b>TOTAL RESERVES</b>	<b>-</b>	<b>7,892.00</b>

BUDGETED INCOME	2025	2026	
DUES (# Members)	272	272	\$160,974.00
START UP FEES	10	10	\$2,500.00
			\$163,474.00
			2026 DUES
			\$594.00

12-31-25 BANK BALANCES	
CHECKING ACCOUNT	
SAVINGS ACCOUNT	\$14,551.63
CERTIFICATE OF DEPOSIT	\$20,699.40
<b>TOTAL</b>	<b>\$0.00</b>
	<b>\$35,251.03</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 20, 2026** 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 \_\_\_\_\_, 2026

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

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

Address \_\_\_\_\_

Email \_\_\_\_\_

Please return this executed **PROXY** to [hoa@schprop.com](mailto:hoa@schprop.com). You may also electronically sign your proxy via DocuSign link: [2026 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.