

COUNTRY MEADOW ESTATES HOA, INC.

Annual HOA Meeting Minutes

Sunday, August 22nd, 2021 – 4 pm

1. Confirmation of quorum and meeting called to order at 4:15pm.

President Amy McNeely thanked everyone who showed up on a hot Sunday afternoon in August. Introductions were made by the board and all present homeowners.

2. A lawyer representative from Hostelter (sp) and Associates was unable to attend but we did have a guest speaker from Flock Security, a business on solving crime.

Nick Kramer spoke and explained how an entrance camera system works and how it can tie into the Hendricks County Sheriff Department. Seventy percent of crime across America involves a vehicle and only 18% vehicle and porch theft is solved. Law enforcement prefers a license plate rather than a face to solve crime. Many businesses have license plate reading systems and HOA communities around Avon, Zionsville, etc, are now implementing them at their subdivision entrances. If a stolen vehicle passes thru a camera, police dept receives a notice and will dispatch the closest vehicle. Ideally if you place two cameras at each entrance, you establish a time line. The cameras snap photos which will show the vehicle type, color, and license plate. Some systems only register a license plate. Infrared able the cameras to operate at night and identify taillights. The photos are in a rolling 30 day cloud based on LTE network and can be allowed access by just the police, one board member or multiple agents. Cameras are placed on break away 6' or 12' poles. The program is on a 2 year contract with automatic yearly renewal. Cost is \$250 install/camera and \$2500/camera/yearly. So, if you did one camera/entrance the cost is \$5000, two cameras/ entrance, cost would be \$10,000 yearly. Our subdivision is laid out in an unusual way with many homes on the outside and they would not benefit from the system. We have had 3 break ins within the last 10+ years and all were solved and were adult individuals.

System sounded like a good system, but cost is prohibited at this time.

3. Minutes were approved from 8/9/2020 meeting.

4. Treasurers Report

reports that we have \$26,514.77 in the bank with \$5,541.25 remaining in budget. We have only been billed mowing thru June. Fountain removal is \$400 in the fall. Margie receives a tax bill yearly and it has always been zero.

A homeowner question why we do not have a fountain in the Country Lane pond. It was explained that it is spring fed and has more water flow that the other common pond. Although, due to the heat and unusual summer, the Country Lane pond has had more algae growth than normal. The Aquatic Company was just here two weeks ago for treatment. A homeowner on Meadowlark common pond stated that the fountain has greatly improved their water quality.

5. Annual Review/New Business

- a) The Board still met in person during COVID, do online zoom CAI participation and have received an explosion of building forms this year for approval. By participating in CAI, we can be in tune with what national subdivisions go through and have been helpful with the growth of Brownsburg around us (ie Ron Reagan).
- b) August 30th is the Advisory Plan Meeting at Town Hall. This will be the deciding of the rezoning of 400/Ron Reagan. We need lots of new faces to show up for physical support of CME. If that portion goes industrial, it is only a matter of time when the Cattle farmer sells. His parcel is quite large and extends way behind 900E and 136. When Amy speaks at these meetings, she is not speaking as the President of our HOA, but as a individual homeowner. The speakers have been operating as a concerned group of individuals and not as the board. A lawsuit by a homeowner made a large impact on the building at 174/Ron Reagan, and they have signed a nondisclosure. The Town of Brownsburg is not following the five criteria required to implement a zoning change. It was asked what level of participation the HOA wanted the board to get involved. All those homeowners were in agreement to use HOA funds to have a representative from Hostetler (sp) and associates to speak on our behalf at the August 30th meeting. No other legal team was willing to fight against developers. Homeowners will still be allowed to speak at the meeting. If we end up in a legal battle, there is a chance that we may receive legal funds back, we just do not know. If a suit is filed against the Town and the land petitioner, usually we would end up working with the petitioner themselves and not the Town.

What are we fighting? We are not annexed neighbors and our main fight needs to be fought with numbers of people present to show the Town that making 400/Ron Reagan Industrial 2 is not compatible with adjacent uses of land. They want I2 due to the size of the proposed building to be built on the NE and NW corners of 400/Ron Reagan, but that opens up the possibilities of meat packing plants, steel mills, etc... The Lacy farmland has priced the land so high that only industrial can afford the land purchase, and not retail. No one in our area is in agreement with buildings exiting onto 400 with 200+ semis and many homeowners spoke up stating that one person should not take the financial burden all upon themselves and they should have HOA support to protect our home values.

Pam Sheads has set up a meeting with the town officials this Wednesday at 10am and would like 10-12 homeowners to be there for support and give a bigger impact. Both of the buildings on the NW and NE of 400/RR are on the same petition and both properties are not the same. She is trying to request a meeting with the developers prior to the August 30th meeting. People are not opposed to development; they are opposed to I2 and not I1 with a variance. So far, the proposed buildings have a shorter set back from the road than Northfield! If we are going to act, we need to act NOW. Time is running out. All were in agreement to hiring lawyer to represent us at the August 30th meeting....please be there in numbers to show our support.

This Wednesday night, 7pm, we will meet at the Country Lane common pond to help plan for the August 30th meeting. Hopefully, we can have the lawyer representative there.

- c) To go with the unified continuity of CME, it is suggested to amend our Building Guidelines in regards to buildings over the size of 16x16. Had discussions stating that any building in CME at the present time over the size of 16x16 are built as a garage on a concrete base and match the homes, no prefabrication. HOA rules over ride County rules on building structures. One homeowner brought up the term 'harmonious' saying one person's harmonious may be different than another's and suggested that board members should meet up with a homeowner if there is a problem. This has all stemmed from a homeowner wanting to put up a 16x36' mini barn and was disappointed building permit refusal and in the building guideline and board's communication to him. President Amy apologized to him but felt that we had explained our position and offered for him to meet with the board and building committee at a later date and not at this meeting. This amendment is tabled at this time.
- d) Mentioned that our school system had been redistricted several years ago and it might be a better option for our children to attend Reagan or Lincoln rather than Delaware at this time.
- e) Neighborhood Garage Sale is slated for September. Friday the 17th and Saturday the 18th. No times given. The Mini Donut Truck will be at the Country Lane Common Pond on that Saturday from 8:30-10:30am.

6. Open Forum for Homeowner Topics

- a) It was suggested that mowing needs to be enforced better in the subdivision, and garbage needs to be picked up and not be outside of the garage or home. If you see a street view of a home that you feel doesn't go with the harmony of CME, email a board member and they will send out an email to the homeowner stating that "they are not in violation but we have received a complaint", etc....
- b) Please be considerate while walking your pets. Dog poop has been left in landscaping, yards and even on the sidewalks.
- c) Election of Directors was done on written ballots and tallied by non-board members. All board members were re-elected with the addition of Director Pam Sheads.
- d) Raffle prizes were drawn