

WVEOA Board Meeting: March 8, 2026

Called to Order by Blake Sempstott: Time: 7:04 PM

Attendance: Blake X Larry X Lynne X Aaron X Brian Maria X David X Scott X

1. Treasurer's Report: (Aaron)

Checking account balance: \$26,957.48

Edward D. Jones balance: \$31,210.19

Twenty-four assessments have yet to be paid.

2. Maintenance & Operations:

Entrance Planting Plans – Maria is going to contact a couple landscapers and get quotes on plantings. Planting drought-resistant perennials and/or geraniums was suggested. Scott offered to help with weeding of the top entrance.

Mailbox Staining – Maria is getting the name and number of a painter and will contact him.

Neighborhood Leaf Pickup – Scott obtained information and reported that it would be exorbitantly expensive to have this done. The idea was tabled.

3. Development Committee

Maria suggested that if a neighbor is planning a big job that the Development Committee should request the homeowner have a survey done. According to Larry, the Development Committee does recommend surveys when the situation calls for it.

Pool Request – Bedwell (720 Emerald Dr). Homeowner wants to put in an 18 x 36 pool. The Development Committee has met with the homeowner, and the homeowner is coming up with a plan for the pool. Once the homeowner gets the plan, the Development Committee will review.

Fence Request – Weismiller (31 Shady Creek Ct.) The fence request has been approved.

4. Old Business

Deer hunting – David checked on the laws. The DNR has no clear-cut law concerning hunting in an urban area. There are guidelines that state no shooting within 50 yards of a dwelling. The HOA does not have the authority to enforce. It was discussed that homeowners collaborate and put up No Hunting signs or No Trespassing signs. It was discussed to include information in a newsletter or NewsBlast. Plan to do a spring (April), summer and, fall NewsBlast. Include in the Spring NewsBlast :information on invasive species, mailbox staining plan, summer picnic, information on entrances. Plan to send a NewsBlast in the fall concerning the deer hunting.

5. New Business

New Indiana laws related to HOAs:

Allows, if certain conditions are met, a homeowners association to increase a budget without a quorum, in an amount not to exceed 110% of the amount of the last approved budget, within five years after the sale of a lot or unit from a developer to a person not associated with the developer.

Prohibits a homeowners association from charging a fee associated with any service provided by the homeowners association.

Allow, if certain conditions are met, a homeowners association to increase an annual budget without a quorum in a amount that does not exceed the lesser of : (1) 105% of the last approved budget; or (2) the average increase of the Consumer Price Index for housing in the Midwest for the prior 12 months.

Prohibits a homeowners association from adopting or enforcing a regulation, rule, or other policy that prohibits a person from maintaining an amateur radio antenna.

Specifies that a homeowners association may not prohibit or restrict a person from operating a Class I child care home or providing certain child care if the person resides within and owns, rents, or leases the single family residence where child care services are provided.

Scott made motion to adjourn the meeting. Second by Larry.

Meeting Adjourned at: 8:21 PM.

Respectfully Submitted,

Lynne M. Burns

WVEOA Secretary