

**2025 Wildcat Valley Owners Association
Annual Meeting Minutes**

The Annual Meeting was held on November 3, 2025, at the Tippecanoe County Public Library, Wyandotte Branch. The meeting was called to order at 6:35 p.m. by Board President Blake Sempsrott.

Board members present: Lynne Burns, Brian Chupp, Rebecca Flaten, Maria Hogan, Aaron Meister, and Blake Sempsrott.

Blake introduced the Board members, and Rebecca introduced the Committee members, thanking them for their service to the neighborhood.

New Business (Presented by Blake Sempsrott)

Holiday Party:

The Holiday Party will be held on Wednesday, December 3rd at 6:00 p.m. at Mountain Jack's. Marianne Rose is coordinating the event and expressed thanks to Ed and Blanca Fauble, owners of Mountain Jack's. RSVPs are due by November 25th.

Transfers to Edward D. Jones Account:

To maximize interest earnings, the Board approved a monthly transfer of \$100 from the checking account to the interest-bearing Edward D. Jones account at the June meeting. These funds remain readily available if needed.

Landscaping Plans:

Plans are being developed for improvements at both neighborhood entrances. The overgrown junipers at the upper entrance will be replaced. Improvements for the entrance at County Road 50 North are still under review.

Mailboxes:

Eleven mailboxes have been replaced or repaired this year. David Meyer has done outstanding work. Additional funds are planned for next year, as more mailboxes will need repair or replacement. A suggestion was made to paint the mailboxes black; the Board will take the suggestion under consideration.

Road Improvements:

The county replaced a short section of Shady Creek Drive and will continue repairing small sections as funds allow. The Board will stay in contact with the county to address ongoing needs. There is also a cave-in on Emerald Drive that Larry Hancock has discussed with the county.

Summer Picnic:

Funds are budgeted for a summer picnic. Despite announcements in newsletters and news blasts requesting volunteers to organize it, no one volunteered this year. Going forward, the Board will continue to publicize the need for volunteers; however, if no one steps up, the picnic will not be held.

Covenants:

The Board has been working with an attorney to clarify its legal authority regarding covenant enforcement. The Board has encountered some difficulties in this area and will update the neighborhood as more information becomes available.

2025 Treasurer's Report and 2026 Proposed Budget (Presented by Aaron Meister)

A question was raised about whether the HOA typically carries a balance of approximately \$46,000. In past years, the balance has been similar. The Board noted this is ultimately a decision for lot owners—whether to maintain cash reserves or allow funds to be spent down. The risk of reducing reserves is that a large, unexpected expense could require a special assessment. The Board welcomes homeowner feedback on this issue.

A motion to approve the 2026 budget was made by Steve Cook and seconded by Joe Sikora. All approved; none opposed.

Voting Results (Presented by Brian Chupp)

The nominations of Scott Ausherman and David Meyer were approved. The annual assessment of \$225 was approved by the ballots submitted. However, quorum requirements for the annual meeting were not met. Board members will continue efforts to collect additional ballots to meet quorum requirements.

Open Forum

Rebecca Flaten expressed her appreciation to the Board for their hard work, professionalism, honesty, and kindness, as well as their dedication to upholding the covenants and maintaining the neighborhood as a beautiful place to live—within the appropriate boundaries of a Board member's role.

She went on to say that the Board members work well together and treat each other with respect. She noted that communication between the Board and the neighborhood could always be improved, as stronger communication could help prevent potential issues in the future.

Rebecca shared that she currently has 105 HOA-related emails in her inbox and 378 in her HOA folder just from this year, illustrating the amount of dialogue and work involved.

She also stated that, while serving on the Board has been a wonderful opportunity, she is no longer comfortable continuing to volunteer. She explained that Board members have been threatened and advised to ensure they have liability insurance, which has made her unwilling to continue in the role.

Rebecca emphasized that the Board members deserve respect and gratitude—both of which she feels have been lacking.

Blake Sempsrott spoke immediately after Rebecca's comments, agreeing with her statements and acknowledging the significant time commitment involved in serving on the Board. He added that, given some of the recent communications, he has decided not to run for another term on the Board.

Dot Baker asked whom to contact about mailbox issues and was advised to email or call any Board member if repairs are needed.

Nathan Hazelgrove asked about street repairs, specifically whether the county will continue replacing sections of roadway and if a schedule exists. The Board reported that the county will proceed with repairs as funds become available. A cone has been placed to mark the cave-in on Emerald Drive, and neighbors were urged to use caution when driving. A suggestion was also made to consider using a single trash service for the neighborhood to reduce the number of heavy trucks on the streets.

Mike Hogan commented that the covenants currently lack clear enforcement authority. The Board explained that it is working with an attorney to explore available enforcement options and noted that it is also seeking a new attorney who is more responsive and proactive in addressing HOA matters.

Jeff Burns noted that the wording of some covenants makes them difficult to enforce, leaving the Board in an ambiguous position. He expressed appreciation for the Board's efforts and emphasized that effective covenant enforcement depends on neighbors' willingness to cooperate and follow the covenants, which can be challenging when the language is unclear.

Joe Sikora suggested obtaining an estimate for potential repairs needed for the neighborhood pond. Dan Nykiel shared that, according to an attorney consulted years ago, the HOA is responsible for pond drainage. The pond functions as a silt pond for stormwater runoff. He explained that the presence of cattails around the edge would indicate the need for dredging to remove silt buildup.

A motion to adjourn was made by Steve Cook and seconded by Thomas Quinn.
The meeting was adjourned at 7:32 p.m.

Respectfully submitted,
Lynne Burns
WVEOA Secretary