

2023 Wildcat Valley Owners Association  
Annual Meeting Minutes

The Annual Meeting was held on November 6, 2023, at the Faith Community Center. The meeting was called to order at 6:34pm by Board President, Maria Hogan. Board members present: Richard Adair, Lynne Burns, Brian Chupp, Rebecca Flaten, Larry Hancock, Aaron Meister, Blake Sempstrott.

Maria introduced the Board Officers and recognized the neighbors that have passed, Linda Adair and Dr. Vi. She also thanked Joe Sikora for the years of service he has provided to the HOA, and thanked others who have served. Blake introduced the Committee members.

The 2022 Annual Meeting minutes were presented. Janine Duncan made a motion to approve the minutes with a second by Marianne Rose. The minutes were approved.

The 2023 Treasurer's Report was given by Lynne Burns.

The 2024 Proposed Budget was presented by Lynne Burns. There was a question regarding the actual income for 1/1/2023-10/31/2023, and why it was not the full \$20,400. It was explained that the actual income does not include the months of November and December, and we have yet to receive the income (dues) that are expected. A motion was made by Tina Dillon to approve the proposed budget with a second by Ron Corbett. The budget was approved.

Short-Term Rental Restriction: Maria explained the Short-term rental restriction that was proposed.

It was mentioned that Theresa Bowers with Stewart & Branigan is now the HOA attorney. She has experience with HOAs and has a degree in Civil Engineering.

Concern Form: Brian Chupp presented information on the updated concern form. It is available on the WVEOA website. Neighbors can also write out their concern in an email with all the information requested on the form and turn a concern in that way.

Voting Results: Aaron presented the voting results. The requirements for a quorum for the annual meeting were met. The nominations of Maria Hogan and Larry Hancock were approved unanimously. The annual assessment of \$200 was approved by a vote of 49 to 1. The number of ballots turned in was not sufficient to pass the short-term rental restriction. It was discussed that an effort would be made to collect ballots from residents who did not turn in a ballot.

Ron Corbett brought up a question about the number of members on the Board, stating that the number of Board members should be 9 instead 7. According to the By-laws that were updated in 2012, the number of Board members is to be 7.

Dan Nykiel suggested that the Board of Directors could pass the short-term rental restriction as a rule rather than a covenant.

Beautification Award: Rebecca presented the 2023 Beautification Award to Robin Vi at 517 Shady Creek Drive.

Miscellaneous Discussion:

Maria thanked Jim Vahle for his work on a report of the condition of the roads in WVE. Maria and Rebecca have been in contact with the Tippecanoe County Highway Department, but no date has been given for road repair. Maria suggested patience as the Highway Department has other obligations, this neighborhood is not their priority, and that there has been frequent communication in the past with the County.

Sharon Nykiel mentioned streetlights in the neighborhood that off or flickering. It was suggested she give specific information to the Board so the lights can be repaired.

Rita Huddle brought up a concern about the road noise from I-65 and asked what happened with the communication between the Board and the state. Per various people, it was reported that the neighborhood is not a densely enough populated area for the state to justify remediation. Jeff Burns pointed out that Federal laws that define unacceptable noise levels would need to change for any remediation to take place. It was suggested that neighbors plant more trees, specifically evergreens to help reduce the noise.

The meeting was called to adjourn by Marianne Rose with a second by Carl Horoho. The Meeting adjourned at 7:25 pm.

Respectfully submitted,  
Lynne Burns  
WVEOA Secretary/Treasurer

