

O.B.F.A. Annual Meeting
March 11, 2007
St. Joe Township Hall
(Minutes)

Registration and distribution of Property Packets of materials took place from 2:54 p.m. until 2:24 p.m.

President Ed Redmon called the meeting to order promptly at 2:24 p.m. after determining a quorum was present (48 households represented; minimum of 38 needed). He also explained the need for and the proper use of voting cards (YES & NO) for each property represented at the meeting.

Upon asking for any amendments to the Agenda and hearing none, President Redmon moved that the Agenda for the Meeting be adopted. Approved unanimously. There were questions about standing water problems at the intersections of Stony Brook Dr. and Brookview Dr., Sunbury Dr/ and Evard Rd., and Kurt Lane and Old Brook Dr. and whose responsibility it is for alleviating these conditions. It now falls to the City of Ft. Wayne. Other water related problems also were addressed as to the Kreuckenbergs and Salge Ditches and that the County Surveyor's Office handles complaints regarding those drainage facilities. Mr. Redmon noted that the Association is tending to both sets of problems. There was a move to adopt the Meeting Agenda and it was passed unanimously.

Ed then introduced City of Ft. Wayne's First District Councilman, Tom Smith who spoke about his long association with the city, both personally and professionally. He then listed numerous concerns and interests as our Councilman.

1. Economic health of the area: keeping Parkview Hospital on Randallia Dr. and the Target store at Northwood Shopping Plaza,
2. Working to find a new occupant in the Marsh Store at Maplecrest & Rothman Roads,
3. Working to find a way to connect Northeast Ft. Wayne to the walkways and trails of other parts of the city; he pledged to use CREDIT Funds for these purposes,
4. Finding a way to redesign the Maysville Rd.-Stellhorn Rd. intersection next to C.R. Carpet.
5. Commitment that the Maplecrest Rd. extension to U.S. 30 west of New Haven from being a truck route,
6. His support for the Harrison Square project downtown while recognizing some public opposition to the inclusion of a baseball stadium. He also noted the projected cost of the project at somewhere between \$125 m and \$160 m, but emphasized that the project needed the commitment of local citizens and businesses.

Considerable discussion ensued and many questions were asked. Mr. Redmon thanked Mr. Smith and noted that our representative would remain after the meeting to address individual concerns and problems.

Bruce Oliver, Secretary, referred to the Minutes of last year's Annual Meeting (in the packet). He asked for corrections/changes, pointing out some typographical errors, and hearing no other corrections, Ray Moore moved the 2006 Minutes be adopted, the motion was seconded and passed unanimously. (Attachment)

Acting Treasurer, Bruce Oliver then referred the residents to the Budget Report/Proposals in the packet. The 2006-07 budget and actual expenses were accounted for: no Lien Fees in the past year. Garage Sale expenditures were for newspaper advertising, the need for liability coverage for the whole Association was established, Maintenance money left the same because of Red Oak entrance sign needing major repair and payment for fertilizer and other costs for the triangle on Sunbury Dr., Office Supplies/Postage expenditures were less because of fewer mailings and Reapers published. Not-for-Profit Filing Fee was zero because we are not yet re-incorporated. The Post Office box fee was increased. There were no expenditures for Social Events because no volunteers stepped forward to offer management of said events. Mr. Redmon explained why there were no expenditures for re-instatement of our Not-for-Profit Status, but as the numerous requirements are met by our Association, we will spend somewhere in the neighborhood of \$1,800 (see Proposed 2007-08 Budget

column). The overage for our Website Fee was explained and due to the fact that this year's first quarter payment had been made out of last year's budget.

The Proposed 2007-2008 budget items were briefly discussed with no major objection to any of them. It was moved that the Treasurer's Report and Proposed budget be approved. The motion was seconded and passed with one dissenting vote. (Attachment)

President Redmon gave his Report (see attachment) with comments about the need for more regularly scheduled Board Meetings with notification to the residents in advance so that they might personally bring their concerns before the Board. Also discussed was the fact that our previous liability insurance covered only injury resulting on commonly held property, but that those representing the Association also needed protection from other kinds of liability- financial, civil lawsuits etc. Such coverage is being looked into. Ed also gave a brief report on the member's use of our Website (see attachment) and the use of a cyber-Newsletter with an attendant list-serve for those having Internet capability and desiring connection to our Website. Motion to accept the President's Report was made, seconded and passed unanimously.

Dave Jalkanen, Vice President of the Concerned Citizens Watch organization and a member of our Board of Directors gave a quick summary of the CCW Program and encouraged residents to notify him about property destruction, other criminal acts or any suspicious activities in our neighborhood after first reporting the act(s) to the police so that information can be collected to establish "patterns" of activity to aid the police in the timing of their patrols in our addition. Dave commented that lately there has not been much illegal activity within the addition thus negating the need for our own patrols to help alert the police to on the spot actual or suspected activity. He also commented that all residents make sure their yard lights are in working order and turned on every night. Criminals do not like to see the "light." Dave's phone number is 485.7353.

Under Old Business: the status of our Not-For-Profit Incorporation was explained during consideration of the Budget Report/Proposed Budget discussion. The other piece of Old Business concerned a resident's asking why the Sunbury/Brookview Triangle had not been cemented to eliminate the shrubs and grass there. No one seemed to be able to recollect this past item of business.

Discussion regarding New Business:

- Possible Improvements to Addition Infrastructure: COIT money available through our City Councilman. The major concern is the Sunbury bridge. Light at Red Oak Dr. and Brookfarm Pl. has a damaged pole. Concern was also expressed about the need for the ditch to be cleaned.
- Presentation, Discuss and Vote on Proposed By-Laws Changes: the explanation for combining the offices of Secretary and Treasurer. The Secretary has the responsibility of generating reports, but the Treasurer has all the records. To maintain an eleven person Board of Directors, it is recommended to increase the Directors from seven (7) to eight (8). President Redmon also suggested that an Operations Manual be created to aid incoming Officers and Board Members in assuming the responsibilities of their new office. Dave Jalkanen moved that the changes be adopted; Jason Kaiser seconded and the changes were adopted with only one dissenting vote.
- Presentation, Discussion and Vote on Proposed Budget for 2007: Motion to adopt, seconded & passed
- Selection of Dates for Association Sponsored Garage Sales: June 15 & 16 and September 14 & 15 were suggested. A motion was made to accept these; Ray Moore seconded. Passed unanimously.
- Presentation of Slate of Candidates, Call for Nominations from the Floor, and Elections; There were no nominations from the floor. Ray Moore motioned to close the nominations; it was seconded and passed. It was then moved to accept the ballot as presented; it was seconded and passed unanimously.

The meeting was adjourned at 3:38 p.m. upon a motion to end the meeting; it was seconded & passed.

Respectfully submitted,

Bruce Oliver, S/T O.B.F.A.