

Old Brook Farm Association
March 2, 2008 Annual Meeting Minutes (in draft form)
St. Joe Township Hall

Registration of property owners, payment of annual dues and distribution of packet materials took place from 1:30 p.m. until 2:05 p.m.

President Ed Redmon called the meeting to order at 2:05 p.m., even though only 34 households were represented—4 short of a quorum. Thirty-eight households are needed to fulfill the 30% requirement. Ed then explained that under our By-Laws, Article II-Members-Section 6-Quorum, does allow business to be conducted if a majority of those present do not call for adjournment. Hearing no such call, the meeting continued.

Voted: to approve the agenda for the meeting with an addition at the end of a door prize drawing as published in the February Reaper of eight \$25.00 cash prizes for attendance.

Our guest speaker, Mr. Richard Uhrick, St. Joe Township Trustee, was introduced, who offered some insight into the Governor's proposals to eliminate Township Trustees, Township Boards and Township Assessors. After providing a brief history of townships in Indiana, Mr. Uhrick addressed the present day function of the Township Trustee and the impact eliminating these offices would have on our residents. Currently the Township Assistance Program, with its current \$318,000 budget, helps resident citizens with food, clothing and other expenses in cases of proven hardships. Following his presentation, Mr. Uhrick answered many questions from the floor. Mr. Redmon thanked him for his presentation.

Bruce Oliver, Secretary-Treasurer, then presented the Minutes of our 2007 Annual Meeting, held on 3-11-07. Voted: to accept the Minutes as presented. Approved copy is attached.

Bruce then gave the Treasurer's Report. Account Balances as of 2-29-08: Checking Account balance of \$963.71 with two snow plowing bills yet to be paid; Savings Account Balance of \$9,066.04. Total Assets: \$10,029.75. Voted: to accept the Treasurer's Report as presented.

Ed Redmon presented his President's Report. Voted: to accept the report as presented.

Under Old Business a question was asked as to why the budget item, Reinstatement of Not-For-Profit Status, was missing in the Budget Proposal. President Redmon indicated that our attempt to be reinstated is at a stalemate with the State Attorney General's Office because needed documentation has been lost in the years since 1994. Ed suggested that it might be in our best interests to attempt replying for a new 501(c)3 at a later date.

Under New Business the following items were discussed:

1. Mr. Redmon reported on a discussion by the Board of Directors and Officers, concerning our addition garage sales. The Board feels that, in the past, we have scheduled them too late in the season and that has resulted in poor attendance by the public and a decline in the participation of our residents. Also mentioned by residents was that sign placement was poor and that more directions to our subdivision was needed in our advertisements. Voted:

to schedule our 2008 garage sales on the dates of May 2 & 3, and August 8 & 9 in 2008 as proposed by the Board.

2. The idea of resurrecting a Block Party was brought up. Some discussion ensued as to a proper location; the consensus being a cul-de-sac. Leadership will be needed. A resident who did not wish to head the project suggested the Party might be scheduled for Sunday, August 10, following the Garage Sale of August 8 & 9. Voted: to hold a block party in 2008. Responsibility for scheduling and planning was given to the Board.
3. President Redmon brought the attention of those present of the Marketplace feature on our website and encouraged residents to use it.
4. The issue of much needed and improved drainage at the cul-de-sac of Old Brook Drive and Kurt Lane (corrected from Granary Lane on The Agenda) was discussed. This matter has been brought to the attention of our City Councilman, Tom Smith, and the County Surveyor's office.
5. The Assembly discussed the twin issues of I & M Power Co. having trees "trimmed," felled and brutally hacked up, and the eventual cleaning of the banks of the Krueckenberg and Salge Ditches by the County Surveyor. The Association will do its best to keep track of events created by these two activities.
6. President Redmon explained the history and purpose of the Architectural Control Committee and suggested that this function be moved from the Board's Executive Committee to an appointed committee staffed by residents as provided in the Covenants. Voted: to resurrect the three member committee structure as in the past. The Committee is to be chaired by the Vice President, with one current Board member and one resident not an officer or director of the O.B.F.A. completing the complement.
7. President Redmon reported on the Board's action to provide funding of \$50.00 per area to be used in maintaining the additions "common" properties; triangles, cul-de-sac circles and entrance sign areas. Proper receipt(s) are to be submitted to the Secretary-Treasurer.
8. Mr. Redmon discussed why the Board has rejected overtures from businesses to publish an O.B.F.A. resident directory. Voted: an affirmation of the Boards action. A resident directory will not be published.
9. It was noted that our By-Laws' revisions of March 11, 2007, did not include the proper modification of Sections 7 & 8 of Article IV to match the changes we made to Article III, Section 2 and Article IV, Section 1. Voted: to amend the By-Laws as presented to correct this oversight.
10. Next presented was the proposed budget. Follow presentation and discussion, Ray Moore moved it be accepted, Dave Jalkanen seconded the motion. Voted: to adopt the Budget for 2008 as presented.
11. The slate of officers was presented and, upon hearing no nominations from the floor, was accepted by acclamation. Retiring Board member Nancy Moore was recognized for her long service to our Association and Duane Kennedy was thanked for his two years of service.

The eight Door Prize winners were: Les McClurg, Jim Klingenberger, David Bush, Barb Walter, Jack McKee, Sally Segerson, John Paul Carter, and Charles Uhl. The meeting was gratefully adjourned at 3:50 p.m.

Respectfully submitted by Bruce Oliver, Secretary-Treasurer