

TIPPECANOE VILLAGE
MEMBERSHIP MEETING MINUTES
April 4, 2024

Lisa Dubois, President, opened the meeting at 7:00 pm.

Prayer and pledge by Wanda Stevens.

Roll call was taken, and all Board Members were present. Lisa introduced and welcomed Jayne McMeans to the board to fulfill the term vacancy left by Mike Westfall.

Secretary, Barbara Estep, read the minutes from March 4th meeting. Asa made a motion to accept the minutes as read and Wanda 2nd. All said Aye. Minutes were approved as read.

Treasurer Report: Bernice gave the March 31, 2024 report. March income was \$36,262. Expenses were \$19,151. Petty Cash \$100. Checkbook is at \$58,963. Rec is at \$14,317. Reserve acct totals \$165,638. We renewed two CDs for \$17,102 and added \$20,000. We purchased a 12-month CD for \$50,000 at 5%. The remaining Reserve account is as \$72,000. The tax return for 2023 has been filed. Marilyn made a motion to accept the report. Bob 2nd. All were in favor.

Maintenance Report: Denny gave a recap of March maintenance by Bob Somma and Bob Thomas on the gate and the office awning. Two water lines replaced at the office. The sprinkler system has been reactivated with funds donated to Park Beautification. Ray painted the Chlorine tank. The pickle ball court was painted. Denny is turning his keys over to Dave Joy for the summer.

Development Report: Bob reported that after 5 ½ years work has begun on the west wall of the clubhouse by Bob Hammar, Denny Putze and Dave Best They will finish it in the fall. He proposes that we eliminate six windows in the clubhouse, three of which are hidden. The total estimated cost for the wall and window is about \$10,900 doing the work ourselves. That includes siding on three sides of the clubhouse. He is working on a plan to redirect water to the pond. Bob Somma made a motion to proceed with the work on the wall and windows for the estimated cost. It was 2nd by Lisa. Discussion followed.

Bob asked for hydraulic jacks to borrow. Jim Fry offered. We have hired a new lawn care service, Lone Star.

There was no vote on the motion because there was not a quorum of homeowners to vote. A count was made of lots present. There were about 54 present. It takes 68 lots to make a quorum.

Finance Report: No Report

Activities Report: Patty announced there is a new Activities Board, twice as big as before.

Old Business:

- Marilyn gave a report on the AED fact-finding she did. A demonstration is scheduled on Thursday at 4:00 at her house. Patty expressed the danger of using one.
- Lone Star will trim palm trees and remove debris for \$65 each.
- Lisa reported on the successful Coffee and Conversation with the Board.
- A signup sheet is available for the Nominating Committee.
- Barbara reported on our expiring insurance policy. We will be meeting with our broker, Lee Reid. All who are interested in insurance are welcome.
- Lisa reported the Fines Committee procedures are in process, on hold pending new laws effective July 1st.

New Business:

- Bernice reported on delinquent dues notices and answered questions about the dues increase.
- Ideas to improve communication were discussed.
- Park funds and Rec funds will be combined. The Rec board still has control over their income and expense. The Treasurer and Finance Chairman will have oversight.
- The Fire Dept inspected last week, and we needed to have fire extinguishers serviced. The ancillary system had to be replaced on the stove.

Lisa announced we have changed our office phone system and Internet to Spectrum.

A petition with 58 signatures desiring to have internet installed in the hall was presented to the Board. One signature was removed. Questions arose regarding cost and rules. Larry reported that with this action the park will save \$2000 in telephone bills. We already saved \$4000 in mowing. Discussion followed including Betty Norman on parkwide internet, Patty on hall internet, Terry expressed no problems with internet, Don Reed on their Starlink choice.

Homeowners Comments

Dick Kingsbury suggested looking into memorial bricks.

Board Comments

Bob Hammar reminded us about parking, no wipes in toilets.

Barbara wished all safe travels.

Jayne announced a memorial dinner for Cannonball.

Patty made a motion to adjourn the meeting. Don 2nd.

Lisa closed with sparkles and adjourned the meeting at 8:35 pm.

Respectfully submitted,
Secretary, Barbara Estep