

Woodmont Homeowners Association

429 East Dupont Road • #157 • Fort Wayne, IN 46825

Woodmont Homeowners Association Board Meeting Minutes June 12, 2024

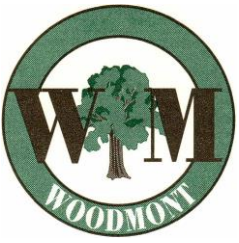
Board Members Present: President Ryan Chasey, Vice President Bob Francis, Pamela Franke, Ed Smith, Dave Kistler, Joe Kokosa, Ben Atkinson, Dave Konkle, Merritt Webb

Residents Present: Tom Diem, Ann Fairfield, Mason Lowenstein, Alex and Leah Villavicencio, Paul & Priscilla Boyer, Claire Atkinson

President Chasey called this special meeting of the Woodmont HOA Board of Directors to order at 7:03 pm and announced the sole agenda item would be the cut through issue between the Pufferbelly Trail and Lakemont Court. President Chasey shared the ground rules for the meeting. The impacted residents will speak first and present their requested action to the Board. The Board will have the opportunity to ask questions. Then other residents will have the opportunity to address the Board.

The impacted residents, Merritt Webb, Ann Fairfield, Paul Boyer and Priscilla Boyer, presented an overview of the problem, which is that unknown individuals are trespassing on their private property to access the Trail and Lakemont Court. They shared that they have taken measures to curtail the behavior that have included posting signs in their yards, stopping trespassers, and calling the police. They say the issue persists on a regular basis and has occasionally resulted in vandalism. They solicited quotes from 3 different fence contractors and are requesting that the HOA pay for the installation of a metal fence on HOA property at the “choke point” between the pond and the creek, a distance of approximately 40 feet. The quotes included estimates for 8’ and 6’ fences, which prices ranging from \$3500-\$4500.

The Board questioned whether an 8’ fence was legal for a residential zoned area within Fort Wayne City limits, and an internet search determined it was not. Further discussion ensued regarding the effectiveness of the fence, whether installation of fences on their own property would be more appropriate and effective, and access to the Trail on the north side of the pond. A significant amount of discussion ensued about the impact of the proposed fence eliminating access for Woodmont residents who currently access the Trail via the HOA owned common area around the pond. The Board pointed out that it installed “Private Property Woodmont Residents Only” signs along the Trail when it was first constructed as a deterrent to trespassers.



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Other residents were then given the opportunity to speak. Several shared that they access the trail by using the common area around the pond and were opposed to fence. Others had questions about the cost, other access points, and reasons why residents would choose to access the trail this way. One resident said brush has been placed on the path and it is currently not able to be traversed. Extensive discussion ensued.

President Chasey then called for a close to the resident comments and requested the Board deliberate on the fence proposal before them. Discussion ensued. A vote was taken on spending approximately \$4200 to install a fence and it failed by a vote of 3-6.

President Chasey then proposed a robust communication plan to neighborhood residents to attempt to stem the issue. Discussion ensued on the means that would be most appropriate, with the following being agreed upon: 1) add a neighborhood map on the WoodmontLife.com website that clearly delineates common area and private property and invites residents to utilize common area properties while respecting surrounding homeowners, 2) create a mailer with the same message to be sent to all residents, 3) purchase new signage to include: replacing 3 "Private Property Woodmont Residents Only" signs on the trail with "No Trespassing" signs, and installation of 2 "Trail Access" directional signs steering residents to the official access point at the front common area. A vote was taken on this proposal, which passed 9-0.

Discussion ensued on the communication plan implementation, with President Chasey agreeing to take the lead working with various Board members. It was agreed that the Board would meet 30-60 days after the above items were implemented to evaluate the effectiveness and determine if further action is warranted.

Tom Diem brought up non-residents fishing in the pond on a frequent basis. Discussion ensued and the Board agreed for Ben Atkinson to have the Woodmont pond marked "Private" on the most common fishing websites/apps and for Ryan Chasey to communicate the issue to our neighborhood liaison officers with the FWPD.

President Chasey adjourned the meeting at 8:50 pm.