

# Woodmont Homeowners Association

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

## Woodmont Homeowners Association Board Meeting Minutes June 9, 2024

**Board Members Present:** President Ryan Chasey, Treasurer Troy Schrock, Pamela Franke, Ed Smith, Joe Kokosa, Ben Atkinson, Dave Konkle, Merritt Webb

**Residents Present:** Ann Fairfield, Paul & Priscilla Boyer, Kyle Kendall, Diana Smith, Donna Johnloz, Suzanne Conway, Mary & Chuck Walton, Terri Glaza, Tom & Lavita Diem

President Chasey called the meeting of the Woodmont HOA Board of Directors to order at 7:04 pm and led introductions for those in attendance.

### **Treasurer's Report**

Treasurer Schrock presented a YTD financial summary and highlighted the following: 1) Dues collection is on pace compared with an average year. 2) \$1205 was spent on mulching in common areas this year. This is not an annual expense but needs to be done every few years. 3) \$900 was spent for removal of a tree that fell in the common area in August. This was not a budgeted expense. 4) \$2347.58 was spent on signs to address the cut through issue on Lakemont Court as a result of action taken at the Board meeting in June.

A motion was unanimously approved to accept the Treasurer's Report as submitted.

### **Secretary's Report**

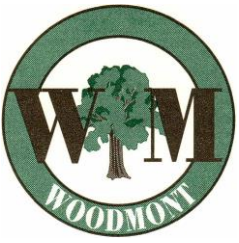
Nothing to report.

### **Architectural Committee Report**

Chairman Konkle reported that the volume of requests received has been typical, with no outstanding issues to report. Some discussion followed about continuing to use both the woodmontlife.com website and direct outreach to new homeowners as ways to ensure neighbors seek approval as required for projects.

### **Other Business**

***Neighborhood Services Update.*** Treasurer Schrock reported there were no issues with mowing services over the summer. President Chasey reported that mosquito spraying has been put on hold effective the 1<sup>st</sup> week of September due to cool and dry conditions. It will be resumed this season only if needed. Discussion followed about using the website to create a place where neighbors could recommend service



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providers to other neighbors. Director Ben Atkinson said he would follow-up by reaching out to those who had signed up on the website for updates.

**Cut through issue.** President Chasey recapped the June Board meeting, including the action the Board took to install signage as a measure to address residents trespassing. President Chasey reported that signage was installed in August and that he had been in contact with the Boyers a couple times over the summer, who reported that the number of trespassers had been reduced at least in part due to the HOA's efforts. The immediately adjacent property owners, Paul and Priscilla Boyers and Merritt Webb and Ann Fairfield, spoke to confirm that traffic has been reduced. Other Lakemont Court residents then spoke about a variety of issues with residents and non-residents fishing in the pond. Most said that fishing by non-residents regularly occurs, but to a lesser extent than in past years. Some described the self-policing they have done over the years.

Tom Diem then presented a petition to the Board for the "Removal of brush pile at south end of pond and keep path clear for Woodmont Residents access to Pufferbelly Trail." This led to an extended discussion that included questions about historical access points, the viability of various access points around the pond, and why additional access points beyond the paved path to the trail are needed. Treasurer Schrock suggested the Board take the petition under advisement and reconvene at a later date to take action. This led to further discussion about the merits of delaying action. A motion was made and unanimously approved to take the petition under advisement and reconvene at a later date to address it.

**Neighborhood Picnic.** Director Pamela Franke and Diana Smith reported that the Fall Picnic and Parade is scheduled for Saturday, September 21 at 5 pm. Meat and baked beans will be provided by the HOA. Facepainting for kids, a bonfire and games will be activities at the event. A parade will begin at 5 pm at 1023 Oak Branch Court. The Board thanked Director Franke, Diana & Eddie Smith, Terri Glaza and the other volunteers for their efforts.

President Chasey adjourned the meeting at 8:20 pm.