

**SHELBORNE GREENE COMMUNITY ASSOCIATION, INC.
2024 ANNUAL MEETING NOTICE**

DATE: NOVEMBER 13, 2024
PLACE: MCL Cafeteria
2370 West 86th Street
Indianapolis, IN 46260

TIME: 6:30 PM

AGENDA

- I. Approval of the 2023 Annual Meeting Minutes
- II. Introduction of SGCA Board Members
- III. Report from the Board President
- IV. Report from the Board Treasurer
- V. 2025 Annual Budget
- VI. Election of Board Members
- VII. Homeowner Questions
- VIII. Adjournment

NOTE FROM THE HOA PRESIDENT

November 2024

Dear Neighbor:

Thank you for taking a few minutes to read this note. The Board continues to work hard to maintain and update the neighborhood as budget allows.

In recent months it has been noted to us that some homes are not maintaining their lawn and landscaping as well as they should. While we annually will note mailboxes needing work, dead trees needing removal, garbage cans needing to be put away, and many other items, we have not done as much with weeds in the lawn and landscaping issues.

We would like to form a committee with 1-2 neighbors in each section of the neighborhood: Garden, Highland, Orchard & Village. This committee, along with the help of 1-2 board members, can meet this winter and come up with lawn/landscaping guidelines. Then, in the spring, when grass and landscaping is growing, the committee can assess which houses, will need to receive notification outlining what needs to be improved. With 330 homes, the committee can assess one section at a time.

Per our covenants, if you are planning to make changes to the exterior of your home: color or material changes, revisions or additions, and landscaping, you must complete an ARC request and receive approval before beginning any work. We need 3-4 new volunteers for the ARC committee to review applications as they come in. I must stress to all homeowners that ARC applications must be submitted for any exterior work, even if you are repainting the same color, or planting a shrub, you must submit an ARC application before work is begun.

If you are interested in participating with either the Landscaping Committee or ARC Committee please reach out to Denise at AMI or myself or any other board member. This is a large neighborhood and it takes a village to manage, so we would greatly appreciate having some additional neighbors helping us.

With regard to HOA Board open positions, Debbie Pittard, our Treasurer, is planning to re-run in the the Garden/Highland, and PJ Lavelle is planning to re-run in the Village. We will have a position available in the Orchard section and encourage neighbors to consider helping on the board. Please feel free to email or call me to discuss if you have questions about the board positions.

This past year we have tackled some necessary upgrades, including:

- Tree removal of diseased/dead or dangerous trees. Many trees have been removed and others will be evaluated next year.
- Continued increases in the maintenance of our extensive common areas. We have over 80 acres of common area that require continuing maintenance.
- Exterior fence repairs – we had to replace 25 panels of metal fencing that had rusted.
- Repaving of the 3 eyebrow streets off Inverness, Colonial & Towne that the city will not repave.
- Removal of the broken teeter totter and ordering a new piece of equipment to be installed next year.
- Broken pool lounge chairs – we had over a dozen of the pool lounge chairs broken & removed and we will be purchasing at least a dozen new ones for next summer.

Your board members contribute much more than just their time for the monthly board meetings, and I want to thank our Board for their continued efforts taking care of the pool & playground, taking down the umbrellas, picking up trash and keeping all the areas clean and neat. Also, extensive efforts monitoring our 80 acres of grounds, addressing issues when trees need trimming or removal. We are also very lucky to have several neighbors who jump in to help with these efforts helping to maintain the neighborhood.

As in years past, we continue to deal with common complaints/issues:

- Garbage cans clearly in view from the street, stored outside the garage
- Yard and home maintenance issues, including overgrown areas around patios and decks, clearly visible from the street, weeds and lack of trimming, overgrown bushes or trees that affect sidewalk travel
- Mailboxes in need of repair or replacement
- Cars parked overnight on the street, in front of neighbors' homes, and cars parked on driveways blocking the sidewalk
- Pet feces left in neighbor's yards
- Garage carriage lights burned out
- Non-Residents using our pool, basketball court & playground. Your guests are of course welcome to use our facilities with you, but we are aware there may be non-residents with a key fob using our pool. Please do not allow non-residents regular use of our facilities.

The board continues to revisit our Reserve Study. Identifying those community assets and their life cycles, in order to plan capital budgeting in the future. Our budget this year contains an annual assessment increase of \$44.00 for the year (\$11.00 per quarter) as allowed by the Association Covenants and Restrictions Article VII Section 7.2(i). Thus, for 2025 the quarterly dues will increase from \$236/quarter to \$247/quarter.

Please remember, your board members are your neighbors and we are all interested in maintaining our neighborhood in the most effective manner.

We encourage you to visit our website <https://shelbornegreene.com/> as new information can be found there when available. On the website, we have a tab labeled Board Meetings. There you can see board meeting dates, plus the minutes from the previous meetings. The Vault contains helpful documents including the ARC form, Solar guidelines, Fence guidelines, Rental restrictions, CCRs, and more.

Please also join our Shelborne Greene Facebook page that we try to keep as a private group only for our neighborhood.

Thank you!
Carol Schuler
HOA President
cschuler.sb@gmail.com
317-379-8256

SHELBORNE GREENE COMMUNITY ASSOCIATION, INC.
2024 ANNUAL MEETING
DIRECTED PROXY

If you are unable to attend the meeting, please sign, date, and return this Proxy by e-mail, or mail to help reach the 1/10 quorum requirement.

The undersigned, Owner and voting representative of the property described below within THE SHELBORNE GREENE COMMUNITY ASSOCIATION, INC. (hereinafter, "the Association") hereby appoints _____ or if left blank, Carol Shuler, President, as my/our proxy holder to attend the Annual Meeting of the members of the Association, pursuant to the Association's By-Laws, to be held on Wednesday, November 13, 2024 at 6:30 pm at the **MCL Cafeteria, 2370 West 86th Street, Indianapolis, In 46260**, Indianapolis, IN 46032 and any other reconvened meeting thereof. The proxy holder named above has the authority to vote and act for me/us to the same extent that I/we would if personally present as indicated below.

"I/we affirm, under penalties of perjury, that by signing this proxy I/we have the authority to grant this proxy to the individual named above to exercise this proxy." If any issue is left blank, the person appointed as proxy will be able to vote as they see fit, otherwise the votes below will count as marked.

Approve 2023 Annual Meeting Minutes
___Yes ___No

Approve 2025 Proposed Budget
___Yes ___No

Election of Directors:

Debbie Pittard ___Yes ___No

PJ Lavelle ___Yes ___No

Printed Name	Owner's Signature	Date
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Printed Name	Owner's Signature	Date
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Unit Address

Please mail this to Shelborne Greene Homeowners Association, Inc., c/o Association Management, Inc., P.O. Box 6210, Fishers, IN 46038 OR email to dblackwell@indyami.com OR deliver to a Carol Shuler President of the Shelborne Greene Homeowners Association Board of Directors.

This proxy is revocable by the Owner and is valid only for the meeting for which it is given and any lawful continuation thereof. In no event is the proxy valid for more than one hundred eighty (180) days from the date of the original meeting for which it was given. Votes received after November 13th, 2024, will not be counted.

Shelborne Greene Community Association, Inc.

	2023 Actual	2024 Actual 9/2024	2024 Budget	Draft Budget 2025
Operating Income				
Income				
40000 - Maintenance Fees Assessed	243,100.00	271,594.75	258,601.00	325,052.00
40500 - Late Fees	2,480.00	1,660.00	1,800.00	1,800.00
41500 - Interest Income Operating	28.97	19.53	-	20
42000 - Interest Income Reserve	407.79	390.88	400.00	5,000.00
44000 - Legal Fees Assessed	1,148.74	3,711.87	-	1200
47000 - Initial Working Capital Fees	5,500.00	6,000.00	-	6000
48010 - LESS Budgeted Reserve Contribution	53,000.00	38,981.25	51,975.00	(49,392.00)
49000 - Miscellaneous	44.32	285.00	4,500.00	400.00
Total Income	305,709.82	322,643.28	317,276.00	290,080.00

Operating Expense				
Administrative				
51000 - Management Fees	21,318.00	18,300.00	21,960.00	22,800.00
52000 - Professional Fees	8,277.34	7,702.12	4,500.00	7,500.00
53000 - Insurance	7,730.00	7,295.00	8,500.00	8,000.00
54000 - Property Taxes	1,290.00	-	-	-
57000 - Neighborhood Events	64.19	-	1,000.00	500.00
58000 - Administrative	4,318.58	5,426.62	5,000.00	5,000.00
Total Administrative	42,998.11	38,723.74	40,960.00	43,800.00

Utilities				
61000 - Electricity	12,023.31	9,180.32	12,000.00	12,240.00
62000 - Water & Sewer	7,476.97	7,421.34	6,730.00	7,500.00
64000 - Gas	1,985.58	1,358.73	3,200.00	1,800.00
65000 - Telephone	1,883.11	1,059.23	1,400.00	1,400.00
Total Utilities	23,368.97	19,019.62	23,330.00	22,940.00

Grounds				
71000 - Lawn Care	106,401.87	98,373.06	106,511.00	114,055
71010 - Initial Capital Transfer to Reserve	2,500.00	-	-	-
72000 - Tree Maintenance	36,000.00	10,300.00	20,000.00	20,000
73000 - Snow Removal	-	1,092.00	6,000.00	6,000
74000 - Pool / Pumping Expenses	26,489.34	20,254.28	25,000.00	30,000
75000 - Irrigation	2,479.16	1,808.37	2,500.00	2,000

76000 - Pond Maintenance	168.93	3,242.00	4,000.00	4,585
76010 - Fountain Repairs/Replacement	-	4,797	2,000.00	2,000
Total Grounds	174,039.30	142,634.52	166,011.00	178,640
General		142,634.52		
81000 - Building Maintenance	60.00	-	-	-
83000 - Common Area Maintenance	21,142.06	55,512.27	25,000.00	37,700.00
89050 - Play Ground/Tennis Court/Bball	9,169.01	347.99	10,000.00	7,000.00
Total General Reserve	30,371.07	55,860.26	35,000.00	44,700.00
94000 - Playground/New Fixture	-	2,891.14	-	-
Total Reserve	-	2,891.14	-	-
Total Expense	270,777.45	259,129.28	265,301.00	290,080.00
Operating Net Total	34,932.37	63,514.00	51,975.00	0
Net Total	34,932.37	63,514.00	51,975.00	0

**SHELBORNE GREENE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS
NOMINATION FORM**

Each year at the Annual Meeting Board Member from each neighborhood are elected. If you are interested in filling a position on the Board of Directors, please fill out this nomination form and submit it to Association Management, Inc., P.O. Box 6210, Fishers, Indiana 46038 or email to dblackwell@indyami.com so that it is received no later than 5:00 p.m. November 8, 2024. Nominations will also be taken from the floor.

The Nominees from "The Gardens"

Name:
Address:
Phone:
Information about yourself/nominee:

The Nominees from "The Village"

Name:
Address:
Phone:
Information about yourself/nominee:

The Nominees from "The Orchard"

Name:
Address:
Phone:
Information about yourself/nominee:

**Shelborne Greene Community Association Inc.
Annual Meeting Minutes-November 15, 2023
At MCL Cafeteria**

Board Members Present

President-Carol Schuler	Board Members-
Treasurer-Debbie Pittard	Ryan Veldhuizen, Tom Kolp, John Lajiness, &
Vice President-Marshall Kahn	Patrick McNichols
Secretary-Rick Arenstein	

AMI Management Present: Denise Blackwell

Meeting Called to order by Carol Schuler at 6:35 p.m. The 2022 Annual Meeting Minutes were approved. Carol Schuler introduced Board Members who were present.

AGENDA-

I. Report of Board President Carol Schuler

Necessary Upgrades addressed this year:

- New key fobs and security cameras for the pool and tennis court
- Removing and replacing mulch at the playground
- Upgrading playground equipment
- Created solar panel guidelines
- Removal of diseased and dangerous trees
- Increased the amount of maintenance to the 80 acres of common area
- Contracted with K&K Fence Company to start repairing steel fence which surrounds Shelborne Green beginning in 2024

Covenant violations that continue to be addressed by complaints from neighbors:

- Garbage cans left on the curb days after pickup day
- Garbage cans clearly in view from the street
- Carriage lights with burnt out bulbs or defective night sensors
- Mailboxes and posts in need of painting or replacement
- Multiple cars and trucks parked on the street overnight

II. Treasurer's Report and Budget

- Treasurer's report was presented by Denise Blackwell and Debbie Pittard. Operating balance as of 10/31/23: \$47,448 & Reserve balance of \$116,732
- Carol Schuler & Debbie Pittard presented the 2024 budget which was previously mailed to all residents. The budget includes an annual dues increase of \$41 per home per year (\$11 per quarter) as allowed by the Association Covenants and Restrictions Article VII, 7.2(ii).

- The resale capital contribution voted in by our community in 2022 has contributed \$9500 to our Reserve account. This continues to help our bottom line for future repairs and improvements.
- David Kennedy moved to accept the 2024 budget, Eric Woosley seconded, Budget was approved unanimously.

III. Elections

Elections were held for 3 open seats in the Village, the Orchard, and the Gardens. P.J. Lavelle was nominated for a one-year term in the Village that will expire in 2024. Carol Schuler from the Village, Rebecca Jimenez from the Orchard, and Rick Arenstein from the Gardens were all nominated this year for terms that will expire in 2026. Bob Koor moved and Eric Woosley seconded to approve the slate of board members. Board was approved unanimously.

IV. Homeowners questions from the Floor

- David Kennedy reported a street light at the corner of Inverness and Muirfield way stays on 24/7.
- Shelly Kahn from the Garden stated that many sidewalks in our neighborhood are not level and can cause serious injury. Also, major cracks in the sidewalk at 3503 and 3505 Inverness. The board asked them to call the Carmel Regulatory Commission to report these problems, and that the homeowners are responsible for repairing sidewalks in front of their property. SGA repairs common area sidewalks.
- David Kennedy gave kudos to the Board for the many hours spent maintaining and improving our neighborhood.
- Seama Sapper asked about installing a "Little Library" box in front of her home. The Board asked her to fill out an ARC form for approval.

V. Change to Covenants Concerning Rental Property

The Covenants were revised to require homeowners to live in their home for 5 years instead of 1 year before renting their home. The number of homes in Shelborne Green that can be rented were reduced to 10 homes from 17. The proposed change was presented to homeowners in attendance. The change to the Covenants passed unanimously.

The meeting was adjourned by Carol Schuler at 7:38 p.m. to be followed by a special meeting of the Board of Directors to appoint the officers on the executive board.

Respectfully Submitted,

Rick Arenstein
Secretary