

Shelbourne Greene Community Association Inc.

General Board Meeting via Video Conference – March 24, 2026

Call to Order

Meeting called to order at 6:00 PM on March 24, 2026.

New Board Member and Staff

- Keith Ritchie is the new board member from the Village section.
- Mike Bacon will be working with Vicki this year, as Vicki is retiring at the end of the year.

Attendees

Board Members / Staff Present:

- Carol Schuler
- Marshall Kahn
- Debbie Pittard
- Rory Osborne
- Rick Arenstein
- Rebecca Jimenez
- PJ Lavelle
- Keith Ritchie

Management: Vicki Fleming (AMI), Mike Bacon (AMI)

Agenda and Minutes

- Rick made a motion to adopt the agenda; Rory seconded. All in favor.
- Carol made a motion to approve the minutes from October 2025; Rick seconded. All in favor.

Treasurer's Report

- Operating Account: \$66,798.02 (as of February 28th)
- Reserve Account (Merchants Bank Money Market): \$230,646.13

Management Report

New Homeowners (2):

- Chuyue Tang purchased 9632 Cypress Way (previous owner: Patrick McNichols)
- Michael Lajiness purchased 3521 Inverness Blvd (previous owners: the Pittards)

Updates:

- Common area sidewalk replacement: Two proposals received from Barger Concrete and Indiana Construction and Consulting Services.
- Pool liner replacement: In process, expected completion March 24-25. Walkthrough pushed to Friday due to weather.
- Tennis court gate: Tinder contacted regarding loud beeping noise; no report yet. Master key currently the only working key.

Old Business

1. Sidewalk Proposals

Discussion: Barger Concrete and Indiana Construction proposals are similar in price. Indiana Construction is not backfilling or sealing. Barger Concrete seals the concrete. Measurements: 62 squares / 321 linear feet.

Decision: Motion to accept James Barger Concrete's proposal at \$13,200 IF insurance is provided and proposal is rewritten to include backfill and sealant language. Marshall seconded. Debbie will follow up with Barger.

2. Pool Liner

Discussion: Work progressing. Cement sidewalls and tiles being repaired. A hole in the metal liner behind the old liner was found and repaired. Pool ready to fill the next day.

Decision: Ongoing — no new decision.

3. Playground Tire Swing

Discussion: Two of three brackets are broken. Swivel is rusted. Liability concern about using non-manufacturer clips. Considered replacing with smaller disc unit.

Decision: Motion to take tire swing down until a solution is found. Debbie will have it removed and stored. Rick will return unused brackets to Headlands Hardware. Rick will research replacement parts or a new unit.

New Business

1. Work From Home / Covenant Revisions

Discussion: Homeowner requested permission to run a business from home. Current covenants state residential-only. Board to revise covenants using Carmel rules as reference. Consider other covenant revision such as landscaping guidelines (currently only "neat and weed free").

Decision: Target covenant revision submission by summer for a November homeowner vote. Requires legal review. Landscape committee may draft curb appeal guidelines.

2. HOA Fines

Discussion: Starting July 1, HOAs can fine for violations. Fine structure needed (1st, 2nd, 3rd offense). Attorney to advise on process and forms. Fines will be rules & regulations, not in covenants. Fine money goes to reserve or operating account.

Decision: Attorney to provide guidance. Fine structure TBD.

3. Pool Rules & Alcohol Policy

Discussion: Pool rules adapted from another AMI community and circulated for review. Feedback needed on guest limits. Alcohol at pool discussed — liability concerns raised. Board to ask attorney before deciding.

Decision: No beverages/food inside the pool. No glass containers. Alcohol policy to be revisited next month.

4. Pool Shade Structure

Discussion: Debbie found options from Weaver. Lakewood (12x14, slanted, 7-yr warranty): \$12,654 installed. Dublin (12x14, lifetime warranty): \$12,782 installed. Structures can go up to 20x20. Rick suggested placement near baby pool area. Given \$65K-\$70K pool liner spent, shade purchase for this year questioned.

Decision: No decision made. Board will visit pool area to evaluate placement.

5. Food Truck / Pool Opening Event

Discussion: Contractor offered to coordinate food trucks for a special event. Rory suggested Kona Ice for pool opening day, Saturday May 23rd (Memorial Day weekend). Kona Ice is lower cost and kid-focused.

Decision: Kona Ice being considered for pool opening. To be confirmed.

6. Annual Community Inspection

Discussion: Mike to join inspection team this year. Team checks mailboxes, dandelions, trash cans, etc. Board wants to schedule sooner than prior years.

Decision: Schedule inspection — date TBD.

General Meeting Adjourned

General Meeting adjourned at 6:54 PM on March 24, 2026.