

Shelbourne Greene Community Association Inc.

General Board Meeting via Video Conference, July 27, 2026

CALL TO ORDER

Carol Schuler called the board meeting to order at 6:08 PM. Rick Arenstein, Rory Osborne, PJ Lavelle, Keith Ritchie, Carol Schuler were on the call.

VISITORS

Marsha, Dan, Karis, Don

SECRETARY REPORT

June meeting minutes were approved.

TREASURER'S REPORT

Operating Account: \$3,149.06

Reserve Account: \$233,335.28

MANAGEMENT REPORT

- Balances are now higher due to July dues collection. The checking account was very low at the end of June but is now in good financial shape due to July dues.
- **Basketball Goal:** The basketball goal post was painted, and rust work was completed.
- **Tennis Court:** Leslie's Coating has not responded to multiple attempts (5+ calls/emails) from AMI regarding repairs.
- **Weeds:** Encore cleaned up weeds between the wood fence and chain link fence along Shelborne Rd.
- **Pavilion Construction:** Construction has started, with the roof on and shingled. Next steps include cleanup, final inspection from Carmel, and finishing details (e.g., wrapping posts). Construction was delayed due to the permitting process with the City of Carmel. The structure is wood, which will be covered with plastic wrap to prevent rotting and splinters.
- **Furniture:** Four tables have been purchased. Chairs (16–20 needed) have not yet been purchased; Carol will look for sturdy chairs on clearance not exceeding \$100 each.
- **Gates (Pool Area):** Hydraulic gate closers were installed on both gates. The main gate installation seemed to help keep it closed. The handicap gate still needs "a little more oomph" due to its heavy lock. **Action:** someone inspect the handicap gate early to mid-next week to see if the lock can be switched to swing the other direction.
- **Wood Fences Repair:** Two wood fences in common area one need repair: one on Inverness near Connaught, and another in a weed area by Shelbourn Road. Orca (organized by Debbie) was scheduled but has not yet arrived.
- **Tree Work:** Nick Gaddie, an arborist, surveyed several areas; earmarked tree work will be done soon by Gaddie's Tree Service.
- **Playground Mulch:** No playground mulch has been added. **Action:** Mike will follow up with Randy regarding mulch, which was part of the contract. Extra mulch is needed around the slide.
- **Playground Swings:** One chain on the older kids' swing has been repaired. The swing chains on the two strap swings are rusty. **Action:** Mike to inspect; Rick to get prices for four new chains. **Decision:** Current chains can last through end of year; replacement next year.

DISCUSSION TOPICS

Architectural Review and Community Guidelines:

- **ARC:** Applications are often incomplete, commonly missing the before photos or site plans for yard-related work. Ongoing effort to encourage residents to fully complete applications.

- **Work From Home Guidelines:** The board is creating guidelines to allow work from home with conditions (no signage, home must continue to look like a home, no industrial, retail, or commercial business). These guidelines will be voted on at the annual meeting in November.
- **Lot Maintenance Guidelines:** New guidelines addressing no dead trees in yards, no peeling paint on houses, bushes and lawns must be maintained and weed-free. Will be voted on at the November meeting.
- **ARC Committee & Document Review:** Another attorney is reviewing documents on "lot maintenance" and "home business" initially drafted by Stephen. Once we receive feedback, the board will review again and distribute to homeowners for November vote.

Community Issues and Safety:

- **Speeding on Inverness:** Several neighbors have complained about speeding near the playground. Mike reached out to the City of Carmel, which is considering stationing a police officer in the pool parking lot occasionally for about a month; if ineffective, a speed-displaying sign will be considered. Suggestion to post notice on website and Facebook page. Speed limit is 25 mph; signs not consistently present on Inverness. **Action:** A board member will drive through Inverness to check sign locations. Speed bumps are not allowed as streets are city-owned.
- **HOA Fines:** The attorney has provided a recommended schedule/process for HOA fines. **Action:** Carol will review and forward to the board. **Key point:** consistency in applying fines is critical. Mike continues to perform weekly property inspections.

Board and Committee Reports:

- **Social Committee:** Rory spearheaded a July 4th event at the pool parking lot with a fire truck visit, popsicles, and ice cream treats — a big hit with good turnout.
- **Board Member Recruitment:** Seeking new members for November from The Village, The Orchard, and The Garden (which includes the Highlands) sections.
- **General Meeting Conclusion:** Specific neighbor issues will not be discussed at general meetings. Residents with concerns should email or call a board member. Community website is Shelbourne Green.

ADJOURNED

The General meeting was adjourned at 6:34 PM. The general meeting adjourned at 6:34 PM, and the executive meeting was immediately called to order at 6:35 PM.