Shelborne Greene Community Association Inc.

General Board Meeting via Video Conference, September 22, 2026

CALL TO ORDER

Carol Schuler called the board meeting to order at 6:05 PM. Marshall Kahn, Debbie Pittard, Rick Arenstein, PJ Lavelle, Keith Richey, Rory Osborne, Rebecca Jiminez, Carol Schuler, Vicki Fleming & Mike Bacon were on the call.

VISITORS

None

SECRETARY REPORT

Rick Arenstein motioned to adopt the general meeting agenda, 2nd by Rory, passed by the Board. Marshall motioned to approve the August general meeting minutes, 2nd by Carol, approved by the Board.

TREASURER'S REPORT

Operating Account: $7,327.77 (First Citizens Bank, as of 8/31/26)
Reserve Account: $234,702.65 (Merchants Bank, as of 8/31/26)

MANAGEMENT REPORT

- **Fund Transfer:** To cover projected September expenses until quarterly dues are collected in October, a financial transfer of $25,000 was executed from the money market account to the operating account. The expenses for the pool liner and the 50% deposit for the pavilion construction were paid directly out of the operating account.
- **2027 Budget & Annual Assessment:** The Board reviewed a draft of the 2027 budget prepared by AMI. The will increase the quarterly dues from $253/quarter to $260/quarter ($28/year increase) to rebuild reserve funds drawn down for the pavilion construction, new pool liner, and other common area maintenance. This falls within the Board's unilateral 5% authority and does not require a community vote.
- **Tennis Court:** Leslie's Coating is booked up and unable to repair the tennis court. AMI will try to book them for next spring (April 2026), but will continue to see if there is another vendor who can do the repair.
- **Pavilion Construction:** Construction is complete and the City of Carmel has signed off on inspection. The pavilion will be in use the next pool season in 2027.
- **Pool Liner:** It was noted by a homeowner there may be an issue with the new pool liner. Inspection found no holes, though a bubble with potential trapped water was found a the end of the lap lane. Renosys has been contacted.
- **Pool Closing Date:** There was a miscommunication with Pyles Pools who closed the pool after Labor Day.
- **Common Area Fencing Project:** Common area wood fences on the north side of Inverness and along Shelborne Road have been identified as the next major capital project. Action: Begin obtaining bids for wood and alternative materials.
- **Irrigation & Grounds:** Encore repaired a major irrigation issue at the 96th St. entrance. Grounds maintenance winding down with Encore for the year, property is in good shape.

DISCUSSION TOPICS

Proposed Covenant Amendments & Guidelines:

- **Lot Maintenance & Fining Language:** Lot maintenance guidelines and adding language about fines will be addressed in an amendment to our covenants. An amendment to our By-Laws will allow for email communication to homeowners. Amendments to the covenants and by-laws can be approved by a 67% majority of members present/by proxy at the annual meeting. Fining language can grant the board authority to levy fines for violations like excessive weeds.
- **Home Business Guidelines:** Our plat covenants restrict our homes to residential use only. The HOA would like to amend the Plat covenants to allow home business with strict guidelines – no retail, no outside employees, driveway parking only, standard carrier deliveries, etc.) However, to amend the Plat covenants requires 67% of

all homeowners, or approximately 220 homes. A typical annual meeting will have approximately 70 homeowners represented, so it would require 100-130 additional door-to-door signatures. Decision: Postponed until next year.

Committee Updates and Covenant Enforcement:

- **Landscape Committee:** The Landscape Committee will be active next year with PJ Lavelle leading along with Debbie Pittard, but 2 previous members returning. Hope to add a few new members as well. Goals: track violations, assist AMI with violation letters, focus on weeds, trash cans, mailbox repairs, uneven sidewalks.
- **HOA Fines Policy:** Attorney has drafted a fines document template. Action: Send to the Board for winter review to consider fine amounts and enforcement procedures.
- **ARC, Social & Crime Watch:** All architectural requests approved, no pending items. Social events concluded for the year. Crime Watch did not report new incidents.

Vendor & Operations Management:

- **Pool Service:** Confirm in Pyles Pools contract that the pool stays open at least 1 week beyond Labor Day or 2 weeks if Labor Day is early. The additional week will have a flat-rate optional extension. Action: Review terms before signing next contract.
- **Snow Plowing Services:** Vibrant will no longer plow, moving forward with Encore at $180/hour for truck & driver, triggered at 2" of show. $10,000 budgeted for snow removal.
- **Pond & Fountain Maintenance:** Searching for new vendor, received a proposal from ASI. Action: Contact ASI to discuss details.

Municipal and Infrastructure Issues:

- **Speeding on Inverness:** Carmel installed the 2 vehicle-counting lines near the playground to measure activity/speed. A police car was observed on-site, also checking on speeding. Action: Request progress update on the traffic study.
- **Street Bumps:** It has been noted there are slight bumps on the streets approximately every 20 feet & likely caused by insufficient sand/gravel around sewer lines. Decision: HOA will not pay for repairs. Action: Call City of Carmel about repairs.
- **Neighborhood Signage:** "No Soliciting" signs should be visible at all 3 entrances. City of Carmel no longer produces and installs "Children at Play" signs (deemed ineffective). If the HOA would like any more Speed Limit signs or a Children at Play sign, it would need to pay for and install them.

Annual General Meeting Preparations and Board Term Updates:

- **Meeting Date & Location:** Wednesday, November 18 at MCL Cafeteria, 2370 W 86th St. General Annual Meeting 6:30-7:15pm, Special Meeting (vote on lot maintenance/fining and emailing amendments) 7:15-7:45pm, Executive Meeting for board members only to elect officers 7:45-8:00. MCL Cafeteria closes at 8:00pm.
- **Packet Preparation & Distribution:** Must be prepared and distributed by mid-to-late October. Packet includes Agenda, President's Letter, 2027 Budget, Board Nomination Form, blank Proxy Form, 2025 General Minutes, proposed Amendments to the Covenants and By-Laws. Distribution via USPS mail. Notice of the meeting also via email and physical signs at the entrances.

ADJOURNED

The General meeting was adjourned at 6:45 PM. The general meeting adjourned and the executive meeting was immediately called to order at 6:45 PM.