

Minutes of the Allen County Homeowners Association Meeting

October 24, 2006

Kris Krishnan led the meeting of the Allen County Housing Association held in the Omni Room of the City-County Building. There were 18 attendees from various associations.

The Agenda:

Report on activities since the July 25th meeting

Discussion Topics:

1. Street Maintenance issues
2. How to file liens
3. The COPS program

Open forum for Questions and Answers

Topics for next meeting

Activities since last meeting:

Joanne Bergman analyzed the survey she collected at the last meeting; the results are available on the ACHA website. Topics for future meetings will be from those items that most respondents showed interest.

After the last meeting, Joanne and Kris took calls from several members to answer questions about ACHA and its goals. As a result, several members met in the Commissioner's Room on September 12, 2006 to discuss the future activities of ACHA. Several steps were taken:

1. The results of our work on past topics will be collected in a binder so that members, current and new, can consult the binder to get help on these topics. Mary Hitchens of the Commissioners' Office will be the custodian of the binder. This material may also be made available on the ACHA website depending on the resources available.
2. The format of future meetings will be to present two topics of interest by inviting speakers and relevant County staff and by answering questions from the audience. Future meetings will also provide an open forum to encourage questions and to select topics for subsequent meetings. A proposed quadrant map of the County will be coordinated with the Sheriff's COPS program quadrants.
3. Future meetings will be announced through local media outlets in their Community Calendars. Members are encouraged to call a few neighboring associations and invite them to the next meetings. The contact information is available at the ACHA website. The agenda of the meeting was included in the mailing announcing this meeting. News outlets were contacted to request inclusion of this ACHA meeting in their calendars.

Discussion Topics:

1. Street Maintenance. Jeff Sorg and Bill Hartman from the Allen County Highway Department were present. They gave a talk on street maintenance and drainage problems in the additions. They gave names and numbers for contacts at the Allen

County Highway Department. As there are limited funds to take care of street and drainage problems, it sometimes is done in phases. However, if an Association does not want to wait and has funds available, it could use the Allen Highway Department 60/40 Program. The Allen County Highway Department will pay 60% with the Association paying 40% to have necessary repairs done in their development, for streets and drainage. Question and answer session was held.

2. Filing Liens. Kris Krishnan gave information on "Filing a Lien" which is a claim on property for funds owed to the Association. The Notice of Lien format and help can be obtained from the Records Office. It is not difficult to complete and then file with the Recorder but the document has to be prepared to their specifications to cut down the cost and rework. When and if the property is sold and the lien is satisfied, then Release of Lien has to be filed at the Records office. It is not necessary to involve an attorney and the extra expense. The only charge would be with the Records office. Mary Hitchens provided additional explanatory material.

3. COPS program. Ken Fries from the Allen County Sheriff's Department was asked to give a short talk on the Community Oriented Police Services (COPS) program. He talked about how to prevent burglary and break-ins by environmental design, such as proper location of bushes and installing motion activated lights in addition to being observant and proactive. Chief Deputy Fries emphasized the importance of calling the Sheriff's department if one suspects a problem happening and gave the names of those that should be contacted. In response to a question about removal of abandoned cars, he suggested a call to 449-7535.

Open forum:

A lively question and answer session followed with the County staff providing responses to many questions.

Discussion topics for next meeting:

Kris asked what the attendees felt should be the topics for the next meeting. Betty Stewart suggested covenants and by-laws. She also volunteered to have an attorney present to speak about establishing and enforcing covenants. Other topics of interest were: what happens if an association is sued and how to handle bankruptcies and foreclosures.

Next meeting will be on January 23, 2007.

Submitted Respectfully,
Betty Stewart