



**KNOLLWOOD WEST**

HOMEOWNERS ASSOCIATION, INC.

Post Office Box 792  
Granger, Indiana 46530

**Knollwood West Homeowners Association Board Meeting  
MINUTES for February 3, 2011**

**Board Members Present:**

Michelle Sorensen-President, Jim Hipskind-Treasurer, Rebecca Miller-Secretary, Bill Moen-Common Area Maintenance, Rod Laurey-Covenants Compliance, Mario Borelli-Roads, Drainage, snow removal.

**Residents Present:** 6 residents attended the General Meeting.

**President's Report---Michelle Sorenson:** Michelle presented the Year in Review and Upcoming Goals for the Board of Directors (list on page 2). Michelle made a major announcement that the revised covenants, now known as the 2011 version, were passed with the necessary 188 votes! This document must be filed with the County Recorder's Office and will be done so by Secretary Rebecca Miller.

Amendments to the 2011 covenants were submitted by Attorney and Knollwood West resident Doug Anderson. A Board meeting will be held February 16<sup>th</sup> to plan a strategy for their passage.

Regarding the entryway, Michelle noted that work is underway on a proposal for upgrading lighting and signage and it will be presented to the membership at a special meeting some time this year.

Snow Removal contracted services were detailed. The primary responsibility for road removal lies with the County Highway Department while Wissco provides supplementary services in specific spots in the development to insure the safety of school children.

**Treasurer's Report---Jim Hipskund:** Treasurer's report on the final Budget for 2010 and a Budget for 2011 was submitted and approved by the Board. (see attached report)

**COMMITTEE REPORTS**

**Common Area Maintenance Report---Bill Moen:** There was no activity.

**Architecture Committee---Dave Echrich:** There were no requests for review since the last meeting.

**Snow removal/Roads/Drainage---Mario Borelli:**

Snow Removal---Because of the blizzard of 2011, Wissco was asked to clean-up the cul-de-sacs after the county did its job. Residents commented on the ridges left at the entrance to the cul-de-sacs by the county. While an annoyance for homeowners, it's believed emergency crews would be able to get into the cul-de-sacs. If a homeowner wants to make a complaint, the County

Highway Department's phone number is 235-7800. If driveways and mailboxes are blocked, it is incumbent on the homeowner to deal with those issues. Also, residents are asked not to blow snow into their neighbors yard or the roadway.

Leaf Pick-up---Mario called for volunteers for next Fall. Spotters in various parts of the development have been essential in assuring that all the leaves get picked up in a timely manner.

Drainage—A meeting with county engineer concerning the pond behind Ridgfield Court and stop sign issues will be scheduled in March.

**Covenant Compliance Committee---Rod Laurey:** The process for addressing covenant violations was described as follows. A complaint may be made to any Board member. If deemed a covenant has been violated, two Board members will meet with the homeowner to discuss mitigation. If action is not taken, two letters may be sent establishing the covenant violation in writing. If action is still not taken, legal remedies may be sought. If there is a dispute between two neighbors, the neighbors will have to follow the Good Neighbor policy from the covenants before any Board action.

A resident at the meeting complained about a barking dog in Knollwood. (Lot 327) He tried talking with the neighbor to no avail. The Board agreed to inquire whether the Knollwood Association has a Nuisance clause in their covenants and will pursue having it enforced. Another avenue suggested was to call the County Police.

Mario Borelli reported some progress on a complaint concerning a dog kennel on Lot 80 and he will continue to pursue remediation.

**Welcoming/Newsletter/Directory---Joy Sholty, Rebecca Miller:**

Welcoming—There were no new residents since the last meeting. There is adequate money in the budget for the Welcome Baskets instituted last year.

Directory—Joy Sholty is developing a mailing to all lot owners. It's hoped the update can be completed this Spring.

**Achievements for 2010:**

1. Covenants approved.
2. Drainage project at Pencross and Tarrington was successfully completed.
3. Roads paved
4. Show removal contract
5. Leaf collection was the most successful in years thanks to the notification system and cooperative weather.
6. Only one lot owner is continuing to pay dues on a time plan. All other are paid up following aggressive legal efforts by the Board.
7. 2 successful garage sales.
8. Google Group has gained more members.

**Goals for 2011:**

1. Approve Covenants
2. Update entrance
3. Address Ridgfield Court Retention Basin.
4. Website upgraded.
5. Directory completed

The next Board meeting will be February 16.