



10284 Rawlings Place, Fishers, Indiana 46038
sweetbriarpoa@gmail.com

2023 Sweet Briar Annual Owners Meeting Agenda

1. Call to Order: Julie Kane called the meeting to order at 6:32 pm on Wednesday October 18, 2023
2. Introduction from each board member -Julie Kane (JK), Loree Marroquin (LM), Jerica Hernandez (JH), Sherry Taulbee (ST)
 - JH covered the housekeeping items for meeting etiquette.
 - After board introductions we also introduced Jonathan Jones (JJ) as the Secretary elect and Jake Lawrence from Eads, Murray, & Pugh.
3. Prior Business (For 2023) – JK covered the below updates that occurred in the neighborhood for 2023. LM motion to approve; JH seconded. Old business approved.
 - Recipients of Fishers Beautification Grant 3rd year in a row
 - Resurfaced bathroom floors in pool house
 - Replaced three new pool umbrellas & re-strapped portions of 52 chairs.
 - Cleaned up the canopy in the park and had dying trees removed.
 - Resurfaced phase 2 of walking path
 - Adding a tulip tree to the park
 - Launched Appfolio
 - Updated our By-laws.
 - Passed Rental Restrictions amendment.
 - Conducted a reserve study & created a 10-year projection that will be covered in the Treasurer update.
 - Joined the Fishers HOA Alliance
 - Updated Facebook approval process and community rules
 - Updating our VP role and responsibilities
4. New Business (for 2024)- JK covered the below new items being actively worked on for 2024.
 - Planning for a new playground in the park with the park committee
 - We are partnering with Brennan Harvey to create a disc golf practice course in the park.
 - Continue the final phase of the repavement project. This year we will complete the section around the pool and the pool parking lot.
 - Continue with the tree addition project.
 - Replace picnic tables.
 - Continue to remove the dead or dying trees along 131st and park committee will help with new plant selections for replacements.



10284 Rawlings Place, Fishers, Indiana 46038
sweetbriarpoa@gmail.com

- Adding WIFI & a security system to the pool house. This will help give us a discount on our insurance.
 - Pool chair restrapping
 - Replace the sidewalk in front of the pool house.
 - Reseal the basketball court.
 - Our new Vice President and Secretary will be forming committees for community involvement (social & serving others), architectural reviews/violations, & pool management. They will also oversee our park and pond committees.
 - Continue to improve our record keeping and creating Best Practices for the board. This is a set of guidelines that outlines the most effective and recommended approaches for performing specific tasks, achieving goals, or managing various aspects board. Our objective is to assist both current and prospective members in comprehending and applying established, successful techniques and strategies.
5. Wendy Johnson provided a Park Committee update advising that a new Tulip tree has been planted and the committee plans to work closely with the board as we begin working on the new playground and removing and replacing trees along 131st.
6. Treasurers Report for 2024 Budget – ST explained what a reserve study is and covered the 10-year budget items. ST also explained the changes we made to the way we handle the money and no longer have a Savings account and a Checking account but rather we have two checking accounts, one is an operating account, and one is a reserve account going forward. ST continued to go over the budget items and explain them in detail for the neighborhood. We discussed that dues will be raised to \$495 for 2024 and also discussed the 10-year projection that shows unless some major unplanned thing happens by 2027, we should not need to continue to raise dues. JK jumped in here to also point out that as part of the HOA coalition initiative she was able to learn what surrounding comparable neighborhoods are charging for fees and we are at least \$100 lower than all of them and some we are \$200 or more lower than. The entire board agreed that the reserve study allows us to accurately project and plan for big ticket expenses which in turn allows us to then know well in advance if dues will need to be increased. When asking the neighborhood for questions about the budget there were no additional questions.
7. Next, we moved to the open forum portion to allow the neighborhood to ask any questions to the board:
- Gage Decker asked about the playground cost and what are we planning such as what age group etc. He wanted to know if it would be a one-time expense we advised yes. JK advised the equipment is targeted for ages 2-12 and she is meeting with multiple



10284 Rawlings Place, Fishers, Indiana 46038
sweetbriarpoa@gmail.com

playground providers to make an informed decision. We will be working closely with the park committee to ensure our park is laid out in a logical and helpful way for the nature as well as the people who visit the park.

- Damon Heasley wanted to know what is being done to ensure the neighborhood is being maintained and beautiful. JK responded to advise we are maintaining standards and consistency of violations. With the new AppFolio software it makes it easier to complete and remain consistent. JK covered the policy on the board violation process such as the standards being used and then the phases of the violations that happen prior to being turned over to the attorney for further action. Jake (EMP) jumped in here to also reiterate what a gracious board we are allowing 30 days to correct violations because by law we only need to give 10 days. He advised this is not to scare or threaten anyone it is simply to put into perspective that homeowners should realize it is never personal and we are an understanding board so all you need to do is respectfully communicate and we will work with you to help correct the violations.
 - Jeff Hughes asked for updates on repaving of the street. JK advised when she spoke to the city that they don't provide the scheduled maintenance of the street, but we are on the list to have our sidewalks completed and typically the streets are done at the same time. So hopefully the rest of the neighborhood will be repaved soon.
 - Robyn Schroeder commented that she appreciates the hard work that went into the budget spreadsheet.
8. Nomination and voting on new Vice President and Secretary. We received 36 votes all in favor of Jerica Hernandez for VP and Jonathan Jones for Secretary.
9. JK ended the meeting with a reminder of our neighborhood fall party on the 28th. And then some special thank you to the following:
- Loree for managing the pool for 7 years and being part of the board. She will be missed but she will still be around the pool just don't bug her about board stuff because she is retired from that position now.
 - Park and Pond committee Wendy Johnson, Jon Shriner, Marty Ryan. Brad Carr & Josh McDermott
 - Jake Lawrence for coming to our meeting and being a resource to help the board navigate things for the neighborhood.
 - Thank you to the current board for all the hard work for 2023 and welcome and thank you to Jonathan for joining the board we look forward to seeing what 2024 brings



10284 Rawlings Place, Fishers, Indiana 46038
sweetbriarpoa@gmail.com

- And finally thank you to everyone for participating and being a good neighbor. JH mentioned that part of the things we have worked on is ways to make things like the annual meeting more inclusive such as getting the bylaws updated to allow for virtual meetings instead of requiring an in person meeting. The increased attendance tonight shows that this was a needed change and we are so thankful to have so many in attendance.

10. Adjournment – JK makes motion to adjourn at 7:54; JH seconds. Meeting Adjourned.