

Town & Country Patio Homes Homeowners Association  
Board of Directors Meeting  
March 20, 2025

The officers of the Homeowners Association of Town & Country Patio Homes held a meeting via teleconference on March 20, 2025, at 3:00 pm. In attendance were Ben Taylor, President; Ernie Cloyd, Vice President; Charlotte Chandler, Treasurer; and Jeff Schilling, Secretary.

1. Welcome.
2. The minutes of the February 20, 2025, Board Meeting were approved.
3. The February 2025 financial statements provided by Mulloy Properties were approved.
4. Lawn maintenance.
  - a. Recent and upcoming: spring cleanup – edging mulch beds, removing winter debris, and prepping site for mulch installation (March 4); pre-emergent herbicide (week of March 24); mulch installation (mid to late April).
  - b. Planning. As Aphix contract continues, we hope to see improvement in mowing/trimming and general services as discussed at the end of last season. Should service or price dictate a change, the Board will need to decide earlier in the year to bid out services. Jeff will assemble and distribute a statement of work for the required services.
5. Beautification update. Jeff will work with Tim Depenbrock to identify plants for replacement in various landscaped areas throughout the neighborhood.
6. ALRC requests. No new requests were received.
7. Little Free Library presentation. Walker Webb and Carver Komlos proposed placing a Little Free Library in the garden setting as a project for the Shelby County Young Leaders Institute. The funds to purchase and register the library would come from donations outside the HOA. Installation and upkeep would also be handled by Walker, Carver and their families who live in the neighborhood. The Board will discuss the proposal, consider placement and confer with the landscape designer. A vote is planned at the next meeting.
8. New business.
  - a. Pending rule violation letters: 633 Shoshone (open garage door) and 689 Shawnee (fallow landscaping area).
  - b. Proposed bylaw amendments:
    1. Each residence in the community must be occupied by the owners of the residence.
    2. Pets must not exceed a certain size.Jeff will draft proposed language for discussion at the next meeting.
9. The next regular Board meeting is scheduled for April 17, 2025, at 3:00 pm.

Having no further business to conduct, the meeting was adjourned.

Respectfully submitted,  
Jeff Schilling, Secretary  
03/20/2025 jjs