

Publication of Board Notes

Gentry Estates Inc held the public Spring meeting in the Day funeral home community room on 12 Mar 2016. Turnout was very minimal, but all persons who attended were eager to engage with the board of directors, and offer input. Community input is essential to a well-run and responsive association.

The agenda was as follows:

1. Introduction of candidates for district court (and presentation)
2. Report on drain pipe repair at upper pond
3. Report on status of upper pond improvements
4. Garage sale dates
5. Report on city initiative to replace ash trees
6. Board walk replacement, parking lot to pool
7. Lawn mowing contract
8. New entrance sign

Numbered bullets below correspond to agenda items above.

1 (no notes recorded)

2. Cortland Carrington discussed the need for and method of repair for a faulty drain tile at the upper pond. A contract was awarded to Clay construction for this repair in the amount of \$766. Bids were requested from three separate companies. The repair was made by unanimous consent of the board.

3. A community member recommend we remove and replace the junipers around the pond. This is under consideration.

3. The board recognizes the upper pond is problematic due to its shallow nature. Costs to install a fountain, relocate the bubbler to the lower pond, and replace the bubbler motor are about \$2000. This is a project the board desires to address soon.

3. Cortland Carrington briefed about the cost for Clay Inc to repair the pond slope between the two culverts. This area is incorrectly sloped, and a perfect environment for muskrat habitation. This is causing bank erosion and pond sedimentation. Cost to repair is about \$3800.

4. Garage sale is set for the dates 8 and 9 July 2016, by unanimous consent of the board.

5. The city will be removing all ash trees from the tree strips in Gentry Estates over the next three years.

6. The board considered the need to replace the existing board walk from the parking area to the pool due to deterioration. The board received two bids for contract. John motioned to replace the boardwalk, and award a contract to Dreamscapers for \$1675. The motion was seconded by Robin Rupp. The board voted by unanimous three vote yes consent.

7. The board received two bids for the annual lawn mowing contract. This was discussed at length here, and in previous board business meetings. The existing contractors Linne Brothers' have served us well over all and GE has a long-term relationship with Linne Brothers. The consensus of community members attending the meeting felt that a change of lawn care contractors could benefit GE. Board member Robin Rupp and Cortland Carrington felt that overall it was time to make a strategic change for overall better long term care of GE common property.

7. John Arnold called for a vote on which contractor to utilize. Cortland Carrington motioned to award the contract to Eastside Lawn Care and this was seconded by Robin Rupp. John Arnold abstained, Robin Rupp and Cortland Carrington voted to award the 2016 mowing contract to East Side Lawn Care.

8. There was public discussion in regard to using a neighborhood improvement grant to leverage monies available from the city to replace the main entrance sign near the pool and park area. This topic was well received by all residents in attendance and all supported replacing the existing sign that better reflected the character of the community.

8. Requests for design were sent to Bloomington Design, Delphi, Mother Nature, Everywhere Sign, and Baker Stone Works. Response was sporadic; however, Baker Stone Works offered the best overall design for a limestone style sign.

8. Baker Stone works produced two different size signs for. Sign A was 10 feet in length and designed for the median area. Sign B was 15 feet in length and design for placement on the south side of the entrance near where the present sign is located.

8. John Arnold called for a vote to accept design A and that the finalized location be in median area, this was seconded by Cortland Carrington. Robin Rupp objected, and recommended we contact the insurance company to determine if there would be any difference in cost between the two locations. This was also generally agreed by residents in attendance.

8. The vote was tabled until after the INDOT meeting on 14 March as necessary to determine clear and right of way issues, and for conference with the insurance company. However, finalized sign placement is necessary prior to 21 March, the deadline of the grant application.

Faithfully submitted by

Cortland Carrington

Secretary, Gentry Estates