

Old Brook Farm Association

March 8, 2026 -Annual Meeting Minutes- Board Adopted Copy

The Old Brook Farm Association members assembled for the Annual Meeting on March 8, 2026 at the St. Joseph Township Governmental Complex located at the corner of Maplecrest Road and St. Joe Center Road. Doors opened at 1:30 PM for registration and the collection of Maintenance Fees.

CALL TO ASSEMBLY:

Secretary/Treasurer Lisa Wesley called the meeting to order at 2:05 pm. Lisa explained that due to the illness Kenneth Ramsey, president-elect, was unable to attend and she would host the meeting.

Voting Cards

Lisa explained the use of the voting cards: green for yes and red for no.

Status of Quorum

As only 15 households were represented, Lisa explained the quorum rules. Thirty-nine property owners must be present to meet Quorum requirements. By-laws Article II - MEMBERS, SECTION 6. Quorum, states the Annual Meeting may continue without a Quorum so long as those present agree to continue. Lisa called for a motion to continue. VOTED: to continue meeting with the numbers present. Lisa declared the Annual Meeting valid and proper.

AGENDA:

The Proposed Agenda was presented for Adoption. VOTED: To Adopt the Proposed agenda.

SPEAKER:

1. Nicole Keesling, Allen County Recorder shared that her office is responsible for deeds, mortgages, liens. Anything you want recorded can be shared with her office if it is notarized and a fee of \$25 is paid. They even do out of country marriage certificates.
2. She also shared the information about registering for Property Fraud Alert and DD-214 cards.
3. She reported that the Recorder's Office had been around since 1823 and is completely self-funded by their fees. They have processed 6,179 documents over the last 100 years and are in the process of preserving the older documents.
4. Her office is located at 1 East Main Street, Room 100 and she is willing to answer any questions and give directions to the appropriate office for the answers.

REPORTS:

1. The Minutes from the 2025 Annual Meeting were presented for acceptance.
VOTED: To accept the minutes as presented without corrections or revisions.
2. The 2025 Yearly Financial Report as well as the 2026 to date report were presented for acceptance. VOTED: To accept the Financial Report as presented without corrections or revisions.
3. President's Report
 - As Kenneth Ramsey was unable to be present, Lisa shared that Kenneth has been attending Association meetings sponsored by the City. He has shared some important information with the board and the information is being passed on the neighborhood via Facebook and the REAPER.

UNFINISHED BUSINESS:

1. Sign Repair

John Carter reported that the quotes that came in for the sign repair were high for what we would get. One includes a sticker on aluminum sheets and the other was for \$6000 per sign. While he looks for other quotes, John has undertaken the repair of the signs. The Red Oak sign is finished and should be replaced when the weather is warm enough and dry enough to repair the posts. He will work on the Evard sign next as it is about to fall off the posts. Finally, he will make repairs to the sign on Stony Brook/

2. Ditch Cleaning

Several departments have been contacted and Kenneth Ramsey has been unable to find the correct department to answer our questions. The board will continue to pursue answers.

NEW BUSINESS:

1. **Slate of Board Candidates**-The 2026 slate of candidates for election to the Board was presented. Lisa noted that there is a need for a new vice-president and four additional board members, two for 1 year and 2 for 2 years. Lisa requested nominations from the floor and Barton Forrester (2) and Tonya Thompson (1) volunteered to serve. VOTED: To accept the slate of candidates with changes presented. Elected for one (1) year terms: Kenneth Ramsey, President; vacant, Vice-President; and Lisa Wesley, Secretary-Treasurer. Elected to the board for two (2) year terms: Robert Goines, Shamsul Sharudin, Barton Forrester, one (1) year term, Tonya Thompson. Finishing the second year of their two-year election are: John Carter and Chad Thompson. There are still two vacancies.
2. **Budget Proposal for 2026**-Lisa presented and explained the proposed 2026 Budget. A discussion followed and the amount for office supplies was increased to \$700. VOTED: To adopt the proposed 2026 budget with the change discussed
3. **Association Garage Sale**-Lisa asked for discussion of the Association sponsored garage sale. As no discussion followed, VOTED: to move on to other new business.
4. **Covenant Discussion-Reducing number to change covenants**-Lisa presented the possibility of changing the number to approve a change to the covenants be made to those attending the Annual Meeting or the Board of Directors. Discussion followed and concerns were raised about the legality of making these changes without 100% approval. Suggestions were made that the Board devise a process to make the changes that would include notification to all residents and allow residents an opportunity to respond to suggested changes. The attorney should be consulted about the legalities involved.
5. **Covenant Discussion-Name changes to Architectural Control Committee**- Lisa reported that the names listed are outdated and suggested changing them to the president, vice-president, secretary-treasurer. Discussion followed with the suggestions that a board be elected that includes a board member and 2 additional residents. Lisa will take the recommendations back to the board.

RESIDENTIAL FORUM

1. A request was made to remind residents next to drains to help keep the drains clear of debris.
2. A request was made that the Board investigate having a yield sign placed at Red Oak and Brookfarm Place. Also, to investigate a no-parking sign at the triangle at that same intersection. Nicole Kessler suggested contacting Traffic Engineering, Public Works or reaching out to our city councilman.
3. A resident reported that one of the salt barrels has a hole in it. John stated that he would be replacing it next year. Lisa expressed thanks to John for taking care of this for the Association.

ADJOURNMENT:

Having no further business to be conducted, VOTED: To adjourn at 2:44 PM.

Respectfully submitted by Lisa C. Wesley

Board approved: 3/15/2026

Home Owner Approved: TBD

2026 President's Report 2025 – The Year In Review

The Board and/or Officers have been busy working for you to meet and address the following responsibilities and issues:

- Prepared and mailed Annual Maintenance Fee Assessments.
- Prepared and mailed the Annual Call to Meeting.
- Prepared Annual Newsletter (included in the Call to Meeting mailing).
- Prepared and adopted the Board Activity Calendar for 2025.
- Acted on Township Hall usage agreement (we use the hall 5 times yearly).
- Took action to collect delinquent Annual Maintenance Fee Assessments
- Attended County meetings.
- Attended NEAP meetings.
- Attended other City meetings.
- Made several contacts with City concerning condition of City sidewalks.
- Took bids to repair Association Signage (Signage is 22 years old).
- Attended Board Meetings.
- Received and processed complaints.

- Provided the City with a Neighborhood Infrastructure Improvement Project Funding Request