

November 22, 2011

Legends at Geist Homeowner
Fishers, Indiana 46037

Dear Legends at Geist Homeowner:

Notice is hereby given that the Annual Meeting of the Legends at Geist Homeowners Association will be held Tuesday, December 6, 2011 in the Brooks School Community Room located at 11595 Brooks School Road, Fishers, Indiana. This is the old school house located adjacent to the fire station. The meeting will begin at 7:00 PM.

The purpose of the meeting is to elect new Board Members, present the 2012 Budget and review the past year. Please contact John Hornak at Kirkpatrick Management if you would like to address the Board of Directors and/or introduce new business to the agenda. Enclosed is a copy of the Proposed 2012 Budget which includes a \$25 annual increase in dues.

If you are interested in running for the Board, please submit your name to Kirkpatrick Management no later than Monday, December 5, 2011. Nominations will be taken from the floor.

Your attendance at the meeting is very important. However, if you cannot attend the meeting, please return the enclosed proxy to Kirkpatrick Management, 5702 Kirkpatrick Way, Indianapolis, Indiana 46220. The proxy can also be faxed at (317) 594-5717.

We look forward to seeing at the meeting.

Sincerely,

Legends at Geist Homeowners Association, Inc.
Kirkpatrick Management Company, Inc.



John Hornak
Property Manager

**Legends at Geist Homeowners Association
Annual Meeting
December 6, 2011**

Agenda

- Call to Order
- Approval of November 23, 2010 Annual Meeting Minutes
- Financial Review and Presentation of the 2012 Budget
- Committee Reports
- Management Report - Board Accomplishments
- Election of Board Members
- Questions from the Floor
- Adjournment

PROXY

ANNUAL MEETING

December 6, 2011

Legends at Geist Homeowners Association, Inc.

The undersigned, _____, owner of
_____ located in the Legends at Geist Homeowners
Association hereby names and appoints _____ as
his/her Attorney-in-Fact to vote on any and all matters which come before the
meeting of the homeowners of the Legends at Geist Homeowners Association to
be held at 7:00 P.M., on Tuesday, December 6, 2011 at the Brooks School
Community Room located at 11595 Brooks School Road, Fishers, Indiana.
It is understood that this proxy is revocable and may be cancelled at any time
prior to the meeting by written or by attendance in person at the meeting.

Printed Voting Member

Signature Voting Member

Legends at Geist Homeowners Association

2012 Proposed Budget

LEGENDS AT GEIST HOMEOWNERS ASSOCIATION						
	\$375	\$375	\$375	\$375	\$400	
	2009	2010	2011	2011	2012	
	Actual	Actual	Approved	Forecast	Proposed	
Income						
Maintenance Fees	\$255,375	\$255,375	\$255,000	\$255,000	\$272,400	
Interest	\$69	\$125	\$200	\$25	\$200	
Bad Debt	-\$3,000	-\$3,776	-\$1,500	-\$1,000	-\$2,500	
Collection Cost Reimbursement	\$4,217	\$4,203	\$3,500	\$5,829	\$2,500	
Insurance Claims Received	\$0	\$2,489	\$0	\$984	\$0	
Total Income	\$256,661	\$258,416	\$257,200	\$260,838	\$272,600	
Expenses						
Management Fees	\$29,416	\$30,004	\$30,904	\$30,904	\$31,522	
Legal Fees	\$4,817	\$8,530	\$2,500	\$26,000	\$2,500	
Accounting Fees	\$2,135	\$2,270	\$2,270	\$2,300	\$2,335	
Administrative Expense	\$7,603	\$4,353	\$2,000	\$3,050	\$3,100	
Light Loan	\$8,039	\$9,493	\$9,700	\$9,500	\$9,500	
Light Maintenance	\$2,121	\$5,033	\$1,000	\$4,500	\$2,500	
Utilities	\$12,455	\$13,330	\$10,000	\$11,000	\$11,500	
Trash Removal	\$97,083	\$103,005	\$104,856	\$104,856	\$104,856	
Snow Removal	\$11,240	\$21,000	\$10,000	\$15,750	\$15,000	
Landscape Maintenance	\$53,286	\$54,815	\$54,852	\$54,852	\$53,152	
Landscaping	\$2,985	\$141	\$1,000	\$3,000	\$3,260	
Irrigation Maintenance	\$17,437	\$2,810	\$2,365	\$2,679	\$3,000	
Common Area Maintenance	\$2,282	\$53	\$853	\$600	\$2,000	
Pond Maintenance	\$3,850	\$3,750	\$3,750	\$3,750	\$3,750	
Sign Maintenance	\$3,222	\$1,946	\$2,000	\$3,243	\$5,000	
Storm Water Fees		\$435	\$450	\$517	\$525	
Insurance	\$2,395	\$3,355	\$2,700	\$3,000	\$3,100	
Replacement Reserve Funding	\$19,476	\$17,617	\$16,000	\$16,000	\$16,000	
Total Expense	\$279,842	\$281,940	\$257,200	\$295,501	\$272,600	

November 23, 2010

Legends at Geist Homeowners Association
Annual Meeting Minutes
November 23, 2010

Attendees: David Eckel, President; Barbara Beaven, Secretary, Joel Behlmer, ACC Committee; Lora Behlmer, Communications Chair; Erik Delcomyn, Communications Committee; Carrie Osiecki; Communications Committee and John Hornak of Kirkpatrick Management

Absent: Kevin Archuletta, Grounds Chair; George Geders, Acc Committee Chair and Rules Committee Chair; Jeanie Kirincich

Meeting was called to order at 7:05pm by President, David Eckel.

The minutes from the November 24, 2009 annual meeting were approved as written.

Financials:

Operating Reserve: \$20,000 was moved to the operating account. The balance in the operating accounts is \$23,172.72. The balance in the reserve account is \$73,193.31. Monies from the reserve account will be tapped in addition to the operating accounts to fund the remaining expenses for the year. The remaining balance in the accounts are estimated to be around \$53,000 at year's end. The total dues delinquency at the end of October was \$10,351.20. Delinquencies were reduced by \$1039 since the end of October. Twelve homeowners are delinquent which represents about 3.7% of the total. Four of the twelve owe for more than 1 year and liens have been filed against these.

The 2011 budget proposal was reviewed. The utilities amount was increased from 2010's amount from \$8250 to \$10,000. This was due to the drought that occurred this past summer. The snow budget of \$10,000 remained the same and is based on an average of the past several years amount paid. The replacement reserve funding was reduced by \$3000 as that amount will be utilized for replacement and/or repair of street signs and entryway walls.

A motion to approve the budget was made by Joel Behlmer and seconded by Erik Delcomyn. The 2011 budget was approved unanimously.

Committee Reports:

ACC Committee Report: George Geders, Chair

John Hornak submitted the report that had been provided by George Geders since he was unable to attend the meeting.

George assumed the ACC chair in April 2010 due to a change in the committee membership. The committee received a total of 31 requests. One request for a shed was denied. One request for a shed was approved with limitations. Twenty five other requests were approved and three are currently pending. Of the 3 that are pending approval, a stop order was requested for adding a patio without ACC approval; another was for adding a 2-story addition and deck without ACC approval nor a Town permit. The last pending action concerns an unresolved deck and fence replacement issue.

Rules Committee Report: George Geders, Chair

John Hornak submitted the report on behalf of George Geders.

A review of the Covenants and guidelines was undertaken, resulting in the conclusion that they set reasonable parameters for the majority of issues faced by members. Specific issues submitted for review were:

A complaint on boat storage in a driveway that is against the covenants. The issue was resolved and the boat removed.

A complaint about car parking and trash cans not being removed from view. Both issues were resolved to comply with the covenants.

A complaint about above ground pools, backyard play equipment and signs on homes supporting local high school sports. The above ground pool in question was against the covenant and has been removed; the backyard play equipment was allowed and signs that support local school activities are generally not a problem.

George also submitted proposals concerning a mailbox replacement project. It was decided that this matter would be taken up at the January 2011 Board meeting.

Communications Committee: Lora Behlmer, Chair

Lora introduced the other committee members who are: Carrie Osiecki and Erik Delcomyn.

The committee's objective is to maintain the Association's website www.legendstatgeist.com and providing general communication to the homeowners in the form of newsletters. By providing information to all in this format improves communication and avoids difficult issues that may arise. The website provides access to the Codes of Covenants, the architectural request form and other information. By providing information via the website will save money and time through effective communication.

For the year 2010, there were 854 unique visitors and 1,326 visits. Of the 682 homes within the Association, 127 have subscribed. Lora requested that homeowners present at the meeting go to the website and subscribe if they haven't already and encourage their neighbors to do so as well.

Grounds: Kevin Archuleta, Chair

John Hornak submitted the report as Kevin was unable to attend.

Several dead trees in the neighborhood had been removed during the year. A replacement tree was planted along Hamilton Pass in memoriam to the DeRosiers, a couple who lived in Spyglass and who had been killed in an automobile accident.

The Association will be in the last year of a 3-year contract with the landscaping firm, GT Services, in 2011. The process of securing bids will be on the agenda for 2011.

Several street signs have also been repaired or replaced during the year.

Management Report:

John stated that some masonry repair of the entryway walls have been undertaken and more will need to be done in 2011. Sign repair and painting will continue to be needed in 2011.

The Verizon cell tower became an issue during the summer of 2010. The Board opposed the construction of the tower and sent a letter to the Town of Fishers voicing the concerns. The

Association was also represented at the Town Board meeting and voiced our objections. Ultimately, the Town approved the construction of the tower.

Kirkpatrick sent numerous letters to homeowners for the purpose of requesting compliance with covenant requirements. Things such as removal of boats from driveways, trash can storage, mailbox replacement were among the issues cited.

There was also an issue of graffiti that was removed from an electrical box in the Spyglass neighborhood.

John also mentioned that snow removal is a big issue and that he and David confer before the contractor is called. The target amount is usually 3-4" of snow before the call is made. In addition the Town of Fishers also sends out crews. John also requested to call him if any damage is done to lawns by the contractor. The contractor will repair the damage.

Board Issues:

The current Board members all volunteered to continue their service and all were voted in unanimously. In addition, Ken Carlson, a homeowner in Sawgrass volunteered to join the Board for 2011. He was also voted in unanimously.

David indicated that he would not continue as President next year and that the various Association officers will be determined at the January Board meeting which will be Tuesday, January 25th at 6:30pm at the Trustee's office.

As there were no further issues raised, the meeting adjourned at 7:26pm.

Respectfully Submitted,

Barbara Beaven
Secretary