

Speaker 1 ([00:00:00](#)):

Ahead. Get started everyone. Thank you so much for attending tonight. Sometimes when we're at CAI have to go around and pass some mic, so we're doing our best to stand in front of the microphone this evening so that we get audio for our video that gets displayed on our website later. So I'm going to do my best to make sure David Ryan, our videographer and audio guy can hear me. So thank you again for joining us tonight at the Carmel Neighborhood Association Network, also known as C, and this is the first of 2025. So we hope your 2025 is going well so far. Thank you for spending some time this evening with us. Thank you also to the car police department, yes, for hosting this event for us. And they also hosted our Carmel Small Business Network meeting earlier today. So we really appreciate them accommodating us and appreciate the partnership that we have with our city people.

([00:01:01](#)):

We're very, very lucky in this city. I would like to mention, as I always do that, my name is Kelly Prater. I'm with the marketing and Community Relations Department, and I also wanted to let you know that we have a signup sheet. You can sign your name and that includes your email in our e-news and other events going on in the city. And we also are pushing our weekly newsletter. This comes out every Friday morning at 10:00 AM So if you put your phone against the QR code, you can sign up. It's pretty easy. And this gives you so much information on what's going on in the city of Carmel. Just keeps you up to date on really everything that we can feed you once per week. I want to also thank Just Love Coffee Cafe for providing the coffee and cookies. And Sir John Moriarty, he was the instigator of the donut bring today. I knew he would get clap for that. Thank you, John. And I also want to thank John for his support with Carmel Fire Department and Chief Thacker for being supportive of this event as well. So before we introduce Mayor Finkum, to kick it off, I'd like to introduce John Moriarty. He has a few things he'd like to share from the fire department side.

Speaker 2 ([00:02:23](#)):

Thank you very much for the time, folks. I won't keep you. I just want to thank you for the opportunity to speak to you. I love the city of Carmel 44 years now. I'm in my 44th year, which I love. I'm going to keep going too. Not going to let up our burn camp firefighter for a day. Camp is coming up and that's the first week of June. So all the information isn't in front of everyone if you can see it. And it's a free camp to all kids, seven to 12. We have 150 signed up each day. The signups come out the week of April 8th. And I say that because it fills up very quick. So the signup will be on our website, fire department website and it will come out the week of April 8th, beginning that day. And so you can sign up again. It fills up very quick. The camp is a free lunch provided. It's very secure. The kids are given a band, a parent's given a band to pick them up. We've done it for years. It's at the Carmel Dad's Club and it works out wonderfully. So this is the flyer on that in the packet. I'm sorry.

Speaker 3 ([00:03:30](#)):

Don't forget the Monday afternoon for sensory friendly.

Speaker 2 ([00:03:34](#)):

Yes, we have on the Monday of that, thank you very much. On Monday is the day we set up the camp at the dad's club. We use the big facility. We actually set things up outdoors and indoors as well for the kids to go through evolutions. After that setup, we have an adaptive afternoon for other children that would want that sensory adaptive for children. So that's in the afternoon, that Monday, and that's from two to I believe, three 30 or four, two to four. Very good. And then we have our 2024 year in review here. So those are kind of the statistics and everything that went on in 2024 with the fire department. The number of runs, the busiest fire engine, the busiest station, busiest time of day, the busiest day of the week. So it's

kind of neat to see that also in the packet is if anybody's interested in the fire blankets that we have that we don't provide 'em, but you can order 'em online through this QR code.

(00:04:35):

They're usually like two and a pack for 29 99. And then if you wanted to order a bleeding control kit as well for your clubhouse in the neighborhood or your own home, these are about \$26 and there's a QR code you can scan to order those. There's also on the back a QR code. It shows you how to use it like a training video that we put together. And then finally I put this in there. I go to all the senior living facilities. We have 14 in Carmel and I talk a lot about ways of keeping them safe, firing life safety ways. One thing is the tips to avoid falls. The number one call we have is falls. Okay? So when we see those numbers that high Chief Thacker asked us to reach out and to the communities and let them know about this and make them aware of this in ways to avoid falls like that. And I told my wife, I need to use this myself. I came down the stairway the other day at home and not kidding with my reading glasses on. And I went to take this first step and it was so the glasses made the step look close. I missed the step and went down, covered my head. I knew it was tile at the bottom and I'm okay, but made me think about what I'm telling everyone to be aware of. So thank you for your time very much.

(00:05:53):

Thank you.

Speaker 1 (00:05:56):

Thank you, sir. You're welcome. Thank you. He always gives us great info and he's everywhere. So if you're ever looking for him, just look for his fire department table and he's I'll

Speaker 2 (00:06:08):

Be there. I love it.

Speaker 1 (00:06:08):

He's at every event. So thank you again, sir Moriarty, thank you again for joining us. Thank you John. And I'd like to introduce Mayor Sue Finkum. She's going to start us off and give us some really good communication and info on what's happening right now and how it happens with HOAs and how it partners with HOAs. I don't know if I introed that very well,

Speaker 4 (00:06:37):

But hi, thanks for coming tonight. I appreciate having you here as always. I can't stay with you all evening tonight. I've got another event here at six 30, so we have to zip out of here. But a couple of things I wanted to share. First of all, March is disabilities Awareness month, and we all know how important that is. And I spent eight weeks on a scooter and I got a whole bunch of education about what infrastructure works, what infrastructure doesn't work when you're on a scooter or potentially in a wheelchair or have other disabilities. So that is something that really kind of focused me on our built environment. We've got an incredible built environment, but we can always work to be better and I think that's something that we can continue to talk about. So we also have had a new video series and actually we have two.

(00:07:27):

One is a caramel caffeine trail. We've got a lot of amazing coffee shops here. I won't mention that I don't drink coffee, but I've had amazing tea or chai tea or hot chocolate at every single one of these places that we go. But we're doing a caramel caffeine trail videos introducing you to our amazing small businesses that invest their time, energy, and heart and soul into bringing a cafe experience to all of us. So if you haven't seen those, that's fine. They're out there for your interest. We had a new one open Bova Conti Coffee at the corner of Rangeline in Maine, which has quite a following because we did an event there

about 11 o'clock open house. They never had 400 people through because people are waiting for them to open. We were at MOTW Muslims of the world. I've never had chai tea so good.

(00:08:17):

And I'm a wimp, so I have to have the kids heat level, 145 degrees for me. I could not take the hotter, but oh my gosh, he uses his grandmother's recipe. He grew up here in Carmel. His father was recruited here from Pakistan to teach at Carmel High School. I dunno, 40 years ago. Super cool space with amazing murals. We were at just Love Coffee Cafe. Again, neat little private room, wonderful owner, Erica. And they do everything with waffle, so they have waffle, cinnamon buns, waffle croissants, waffle sandwiches. So it's been kind of fun just seeing all of these small businesses that are investing in our community. So I encourage you to do the same and support them because really small businesses are the heartbeat of any kind of community. And we're also doing Carmel Connections videos, and I didn't know there was MacArthur books in the village of West Clay.

(00:09:08):

I'd never been out there to see that bookstore. We met with her, you walk in the door and you're just like, breathe in because it smells like books. It's amazing. And she's a neat small business owner with her second bookstore in Carmel. Technically she's got one on Michigan Road as well. We've done, I'm trying to think, I guess we did eggshell B Store, but that was technically caramel caffeine trail as well. It's some really neat products there too, but it's just been super, oh, we did a yarn market out in Village West Clay as well. So we've really met some neat business owners who are trying to bring something special to build community in small amounts to help us weave together amazing community with 106,000 people. They do it in 20 to a hundred people at a time and it's really cool. So go visit them, support them, check out the videos.

(00:09:57):

We do have a little bit of construction starting this spring and a little bit with an asterisk. It's going to be a heavy construction year continuing with our path development to connect all of our paths from east to west and north to south and some roundabouts, although a couple are delayed because we can't get utilities all the way. I just wonder about that today. Very disappointing because when we try to coordinate with other cities and then our projects are delayed or their projects are delayed, it kind of messes up the thing that we're trying to figure out, but just keep in mind and be patient. We're a fast growing community in a fast growing county, in a fast growing central Indiana. So even though we have municipal boundaries, we don't control anything outside those boundaries. And we've got a lot of growth coming. So we invested a lot over the last 10 years to try to get ahead of gridlock to make sure that we had roundabouts like all down Gray Road as an example, and we improved our road network in other areas.

(00:11:03):

We're continuing to do that to make sure that we're moving efficiently, effectively, and most importantly safely through all of our intersections, but so are other communities. So it may be inconvenient where you have to go from 96 to hundred 16th to 96 and back to up other ways to avoid construction if you're going east to west. It's just part of it being a community that's highly valuable and growing. So thank you for your patience in advance. We are pushing out a new construction timeline soon, so watch social media. Josh Curse said, Hey, a new one's coming very, very soon. In fact, we just saw him at this other event we're at and we're like, Hey, do you have any more of those handouts? He said, I don't want to give 'em to you because I gave 'em to you at lunch, but it's going to change in the next day or two. So just be advised. One's coming out soon. There's been lots happening through the legislation. Obviously. We were honored to have Kelly Elmore here tonight to give you an update as affects HOAs. It's been kind of a silly season with a lot going on down the air. So we continue to advocate for Carmel and all that we have going on. Is there any questions I can answer before I turn it over to Kelly? Because then Kelly Prater, not Kelly Elmore is going to do the meet and greet because I have to leave. Is there anything I can answer for you regarding Carmel or

Speaker 5 ([00:12:21](#)):

Do you know what roundabouts are? Delayed now?

Speaker 4 ([00:12:24](#)):

I think a hundred 16th and AAA way is for sure delayed. What I'm not sure is are the ones on Carmel Drive. We were going to do a hundred 16th and Carmel Drive and then a new one right east of it by the McDonald's area west of McDonald's, east of hundred 16th or Carmel Drive and AAA way. I think they're still on, but I'm not entirely sure. Hundred sixth and West, that's still on as far as I know.

Speaker 5 ([00:12:47](#)):

Even more.

Speaker 4 ([00:12:48](#)):

No, it's still on. It's still on. Okay. Yep. It's still planned. And then we're doing a hundred sixth Street repaving at the very end of that. But again, wait for Josh's because every conversation with Duke Energy changes our outlook a little bit, but hopefully we're going to get all that out of the way. We also have us 31 that is going to be, we'll call it tweaked south of 116th Street where they're going to add another lane and change the on ramp to 146, excuse me, 4 65 4 westbound. So that is going to put pressure on all the roads around it, right as people try to avoid that area. So we were trying to planning to be in and out before they get in and that's just, I don't think we can really reliable plan on when they're going to be in there and when we are going to be in and out either. So we'll keep communicating around that. Yes, ma'am.

Speaker 6 ([00:13:42](#)):

A hundred and sixth and Rangeline be closed before 96th and college is open.

Speaker 4 ([00:13:50](#)):

I have no idea right now at this point, again, because we can tell utilities they have to move. We can't tell them when. And so I'm not really sure. I don't think one will be open after the other or one will be open before the other one closes, but I'm not exactly sure. So yeah, so I just want you to hit our Facebook page a thousand times just to keep updating and seeing. But no, we should have that out there soon. And then again, we're planning to do road resurfacing between those two roundabouts as well.

([00:14:22](#)):

Okay. Well I'm going to turn it back over to Kelly Prater. Email me if you have any other questions that come up or anything with your HOAs. S fum no H my last name. That's the first way it's spelled wrong. And there's three other ways it's spelled wrong too, but s fum@carmel.i.gov. Email me, email me if you have concerns. Oh, the other thing. So our street department works really, really hard. Not only in the winter, keeping the roads clear with ice and snow, and I hope you've been appreciative of their hard work. They wear a badge of honor for all the work they do on keeping those roads open. They'd love to hear it when you're like, I go south and know when I pass the 96th street line. They love that. But they also work really hard this spring and we've had a somewhat aggressive freeze thaw season this year. And I think they said, and I can't remember the exact numbers, but I think it was 79 reports, 585 potholes filled and six remaining unfilled as of last Friday. Oh wait, Ryan, do you have the numbers?

Speaker 7 ([00:15:21](#)):

576 work orders for pothole.

Speaker 4 ([00:15:24](#)):

Ah, see, I'm off

Speaker 7 ([00:15:25](#)):

Work orders since January one through last Friday, and they sent that to you. There were six remaining

Speaker 4 ([00:15:32](#)):

Women

Speaker 7 ([00:15:33](#)):

That had been called in and we had not gotten to 'em. And those six have been taken care of. We've gotten, of course more calls because we get reports every day, but we had 576 since January one that we have work orders we've filled, there's probably well over a thousand actual pothole on those reporters.

Speaker 4 ([00:15:50](#)):

Thank you for the clarification. Even more. Amazing. But we need your help

([00:15:55](#)):

Where Indianapolis had over 106,000 blank. So on that, let's give these guys little love. So we need your help though. They can't just drive every mile every day. Right. And of course with changes weather, some occasional new ones pop up. So if there's one in your area that you know of, hit street at email, carmel.i.gov is the email street at or user my Carmel app. Either one if you're using that. And let them know where they are so that they can get yet another work order, put in the system and get that fixed. And I was saying I'd met a gentleman, one of our firefighters dads on last Saturday, and he said, I drove through an intersection, I saw a pothole and I thought I need to call a body. He came back through and it was already filled and he's like, I didn't even have to report it.

([00:16:46](#)):

And they'd filled it. So help them out and let them know where they are at. I've got one for you that I need to give you and so that they can get after it. And I think that's just really important. We need your help. We can't have eyes and ears everywhere. And so when you get a moment, send 'em a note street@carmel.i.gov. So great. Kelly, you want to do the introduce and thank you. Sorry I have to leave a little early tonight, but thank you for coming here. It's really important. And again, Kelly Elmore, thank you so much for being here as well. You make us better and I appreciate that.

Speaker 1 ([00:17:19](#)):

Thank you mayor so much. Well, I'm glad that mayor mentioned that because we will segue into Ryan Mert discussing a summer road paving schedule and some other things going on at Street department. But before we do that again, thank you Kelly c Elmore. It is such a pleasure to have her here this evening. She'll be discussing legislative bills that may have an impact on HOAs, so this can directly affect Carmel and other HOAs in our county. So thank you Kelly. Appreciate it. Alright,

Speaker 8 ([00:17:56](#)):

Well thank you so much for having me again. I'm Kelly Elmore. I'm a principal and shareholder at KSN Law and we're located just over here in the newly named Carmel Gateway at 96 and Meridian. So very excited to be here tonight. We have had a very busy legislative session this year in the Indiana legislature. For some reason a number of state reps and senators decided to propose legislation that was introduced, discussed before the legislature and none of it is going forward. So I'm here to tell you it was very, very

busy. But as far as what you need to know for this year as far as anything changing, it looks like it is going to be status quo moving into next year. But the mayor did ask if I could come and talk about two bills in particular, one that was presented before the Indiana legislature and also a new ordinance that was proposed nearby in Fishers just to make everyone aware of it.

(00:19:04):

I'm sure you might've seen some of the articles. So I had a handout that if you all got it with our name at the top. So the first proposed legislation that I wanted to speak about was the proposal for manager licensing. So as many of you might be aware, you might have a professional management company that you've hired to help you administer your association. In the state of Indiana, we don't have a formal community association manager license. So really quick overview, you have property management companies. When we say property manager, we're usually referring to landlord, tenant type, apartment owner type management situations. And then there are community association managers who manage and help you all as board members administer an HOA condominium association, a town home association, something like that. Historically, there is a license that is always applied to community association managers that is called the broker's license.

(00:20:12):

So if any of you are real estate brokers or have ever sat for that, quite long tests that has very, very, very little to do with HOA law that is the broker's test which you take to go and sell property here in the state of Indiana. What I think the best way to maybe describe it, I know there's been a lot of confusion, a lot of discussion about this over the years. The best way to maybe describe the application of that broker's license to community association management is generally there's an understanding that either the owner of a community association management company or an individual must have a broker's license and then that will sort of umbrella and blanketly cover the management individuals at the company. So that's generally always sort of how it's been applied. There was a proposal this year by Representative Julie Altoff up in Northern Indiana.

(00:21:07):

It was house bill 10 55 and it was very little wording in that proposed legislation, but what it essentially stated was it would require every single individual who's a community association manager to go and sit for that exam. So in other words, that umbrella really wouldn't extend. I think a lot of discussion back and forth. We've seen this in other states in particular. I know Illinois adopted a manager licensing statute several years ago. Pros and cons, obviously I think there's a lot of, I think support for having educated and licensed managers. That said, what we saw in Illinois was a lot of the costs got displaced on the homeowners directly. So if you already have management fees that each year as board members you're looking at those management costs, they start skyrocketing because now the management companies have to pay not only for the license, it's the time off work for the managers to go get license. It's the continuing education requirements again, and what I've seen in other jurisdictions, it all goes right back into the owner's pocket. So again, pros and cons on both sides that it I think had one, maybe two hearings. It really didn't go very far. I don't know that we will see it again. So anyway, the mayor just asked that we talk about it. Any questions on that one? Any questions, issues? Sure

Speaker 5 (00:22:43):

We are.

Speaker 7 (00:22:44):

Is there anything in there that we, I mean I know it's not going to, sounds like not

Speaker 8 (00:22:48):

Going to go forward,

Speaker 7 ([00:22:49](#)):

But is there anything that would affect self-manage HOS?

Speaker 8 ([00:22:53](#)):

So nothing's going to affect anyone going forward. I can't recall if she had also included a provision that did specifically talk about, I do have a copy of the bill with me that would apply if someone was, I think the key is you can self-manage and it's always been the case that if it's an owner in the association who's managing, it's fine. But when you start getting into compensation and a contract for management services, that I think is when it starts to kind of push it over into that other bucket. So that's where we have to sort of be a little bit concerned. So I think again for now, if you're self-managed and you all are sort of running things, you're fine. No big changes this year. Yes.

Speaker 6 ([00:23:33](#)):

And is there any current, I mean right now, is there any thing that says that if you're going to run a property management company and manage HOAs that you have to know the HOA law? Is there any

Speaker 8 ([00:23:46](#)):

So we do. I think the way that this kind of falls under the Indiana Attorney General's purview and I've had their individuals come and speak to an organization called CAI, many of you might be aware of Community Association Institute. I'm on the board for that and the chair of the legislative action committee, we had them come and speak at one of our events two years ago. And again, you kind of can't get a very black letter law opinion on this even from them. So that's again, in my discussions with them, it seems like as long as either the owner of or one of the sort of heads of the management company has that broker's license, it will extend to everyone. So every single individual manager doesn't have to go and get that license, but at least one individual does.

Speaker 6 ([00:24:33](#)):

Well, I'm a realtor and it's been a really long time since I took a test, so I don't remember, maybe there wasn't even such a thing then. But the HOA law that you guys, when we have the semi-annual meetings with our law firms and stuff that they talk about, I mean is anybody requiring that these people know about the HOA law?

Speaker 8 ([00:24:55](#)):

There is if that test for freshmen, but I think it might be a two day test or it's an eight hour test, something like that. As I recall, I think it's something like 30 minutes of the test actually has applicability to HOA law. Now the other thing, as some of you probably know and just opinions you've received over the years from your attorneys, there's very little law in Indiana. Much of what we use when we're giving you legal opinions is coming from your governing documents. The HOA Act and the CONDU Act, relatively speaking compared to a lot of other jurisdiction is very, very small. So yeah. Thank you. Okay. And then I'll quickly touch on your neighbors over in Fisher. So the city council has proposed essentially a rental cap and essentially the ordinance, it's 0 2 2 4 2 5 A. It creates a rental registration and permitting program with a 10% cap for long-term rentals and fishers.

([00:25:58](#)):

So why are they doing this? What's sort of going on in fishers? Well, apparently in 2022, the city of Fishers did a housing study and based on the statistics that they received back, the rental rates and fishers

are slightly above the national average. And I think it's no secret. I know this has been a concern for constituents in Carmel as well about the corporate rental companies who are coming in and buying up blocks. I know we're certainly seeing this with covenant violation type issues where these companies are coming in buying up blocks and you're just constantly dealing with a faceless owner. It's being run by their own management company within the association. And we've had quite a few problems. So the idea behind it was we want to make sure housing will remain affordable in the city, neighborhood stability. We don't want to see all of a sudden rental rates skyrocket.

(00:26:55):

That affects lending, that affects the number of things. In addition, preservation of housing opportunities for families and maintaining neighborhood integrity. So I went to the Fisher's town hall meeting about a week and a half ago and one of a lot of pros and cons, very polarizing on both sides. One individual said, well, our housing values are skyrocketing since rentals. People have been able to freely rent. Our prices are going up. But the counterpoint, and I know one of the city councilwoman made this, but now it's pricing people out. It's pricing out long-term residents of fishers who now can't get housing. So many of you have probably considered or talked about rental caps over the years in our industry. This has always been a big national issue. First about eight years ago when Airbnb and VRBO and a lot of those short-term rental type organizations were really on the rise, that was a big issue with the short-term rentals.

(00:27:55):

And then the last couple of years it's really been this corporate rental professional investor type situation. What does this ordinance do? It effectively creates a permit system. If you are a resident in fishers at an HOA or subdivision, you would need to go to the city, apply for this permit, you cannot rent without getting this permit. There are some grandfathering provisions for existing rentals. And then if it goes into effect as of January 1st, 2026, each subdivision is limited to a 10% cap. Now if you are an HOA that had already implemented maybe a zero rental policy, there is a complete ban, you can continue to have that restriction. Your HOA guidelines can be more restrictive than this 10%. But effectively all communities would be restricted. I think I mentioned there's a rental registry they've talked a lot about. There's a program they're using to try to identify lots that are possibly being rented.

(00:29:02):

Number of questions. Again, like I said, there's pros and cons on both sides. I know there's some concern about people's articulating this is my own property, there was no rental restriction when I purchased. Can the government or the municipality constitutionally come and do this? We will see what happens. But so far from what the city is saying, it has widespread support. I believe the next reading is going to be on April 21st. If they suspend the regular rules, it could have its final reading that night or it could go into May. So I did add to my handout additional information. I just did a blog article about this with the key points as well as the Fisher's government provided information that they're going to keep updating. So questions about that and obviously does not apply at all to anyone who is a resident of Carmel, but certainly we're always keeping our eyes on what's going on in neighboring cities to see how that will impact us here.

Speaker 9 (00:30:02):

I would be curious to see the hos represented who has a rental cap already in their HOA covenant?

Speaker 8 (00:30:17):

Are you all 20%, 10%?

Speaker 9 (00:30:19):

10%?

Speaker 8 ([00:30:20](#)):

10. 10. About 5%. Okay.

Speaker 5 ([00:30:23](#)):

Ours, we have 42 homes and they can't be more than two rentals in the neighborhood at any one time. And so there's a requirement upfront that you have to live in your home for at least three years

Speaker 8 ([00:30:38](#)):

Before you can owner occupancy requirement. Yeah. Okay.

Speaker 9 ([00:30:44](#)):

If there's some way that the organization could get that information, I think it would be informative to all the HOAs, even those who can't attend and maybe be in our next email.

Speaker 8 ([00:31:03](#)):

Oh, you mean provide an update to the city so that Sure, I'd be happy to assist providing an update that could go in your newsletter. Yeah,

Speaker 9 ([00:31:11](#)):

So that we would know how many we have. And I know it might be difficult to figure out which ones

Speaker 8 ([00:31:21](#)):

That are. Oh, you mean try to find out in the city of Carmel, which, oh well. So this is an interesting issue. So in other jurisdictions where there are rental caps, there is state law requiring all owners who enter into a lease to provide a copy of that to the board. We do not have that law in Indiana. And I think there's very few declarations. I know when I do a leasing amendment, I add it in just so that the board always is aware as a community who's renting, who are the residents and who aren't. But

Speaker 9 ([00:31:50](#)):

I mean it just for us to know in Carmel what neighborhoods we have with rental cap,

Speaker 8 ([00:31:59](#)):

You might have to do a call for voluntary reporting. In other words, I think in Fishers, what it sounds like is I think they have reached out to management companies who may or may not feel comfortable sharing the private information of each community. So I don't know that they're really going to know until this goes into effect and someone comes and says, Hey, I'm already leasing. I need to be grandfathered. I need my permit. They said that the system they're using is tracking through title records. One of the things they're checking is if Kelly Elmore lives in Marion County, but she's got this property in Hamilton County based on, there's two different addresses, there's an assumption that they're renting. But in my opinion, you're probably going to have to do some more investigation. So I think it remains to be seen, but to me, based on what I've seen in other jurisdictions, I think it's going to be a pretty big task. Compiling all of the information and then confirming. So yes sir.

Speaker 10 ([00:33:02](#)):

Sorry for delaying this. We're probably the smallest in this pond here, but that's one of the things that we've been talking about is, I think you might've answered my question already, several people masters.

Why do we have to? Only because people 5% or put a cap on it. Do we have to have a cap at all? We just say no rentals. Is that legal?

Speaker 8 ([00:33:27](#)):

If an association wants to be more restrictive and says we want to completely seem ban, you absolutely can do that. The way it would work in the city of Fishers is if there is a zero rental community, that 10%, it's essentially meaningless to them because they already ban rentals. So I think there was a concern articulated, which is an interesting concept that people who otherwise would've gone to rent in one neighborhood are now going to go, oh wait, there's still some allowances in this neighborhood. And now certain neighborhoods who don't currently have rentals are going to start seeing rentals pop up. Because if I want to live in Fishers and I need to rent, I need to go into this neighborhood. So it's going to be an interesting thing to watch. We

Speaker 10 ([00:34:12](#)):

Five year owner occupied, but that's probably three-fourths of our community have been there long enough that they could start

Speaker 8 ([00:34:21](#)):

Renting if they

Speaker 10 ([00:34:22](#)):

Wanted

Speaker 8 ([00:34:22](#)):

To. I do think that the owner occupancy provisions, it certainly has always seemed very effective to ward off the corporate rental situation because no profitable company wants to hold an asset and sit on it for five years. So if that's your bigger concern, then I think usually those owner occupancy requirements are pretty effective.

Speaker 11 ([00:34:46](#)):

We went a step further. We also had a small community, 56 homes and ours. We set our cap at four flat and the companies that they wanted to buy, we said that they have to actually lift up who buys the house has to live in for five years. So eliminated corporate.

Speaker 8 ([00:35:07](#)):

So a number of effective tools. And I know one of the things that's been raised to our organization, which represents all associations, is there anything that could be done if you don't want this, I had recommended maybe the city consider some kind of an opt-out provision if a community has shown in the last five years, for example, we've voted on a rental cap. Our community said we don't want a cap, we want there to be rentals freely. Maybe the city could or consider that or maybe implementing the owner occupancy provision, but just maybe a wafer associations to opt out. But I think that for them it creates more of a burden to allow people to opt out. So we'll see. I know they've got some work to do on that in the next couple of weeks. Yes sir.

Speaker 12 ([00:35:56](#)):

Several years ago, probably 10 to 15 years ago, we are our subdivision went through this process. We had available to us a list of all of the HOAs and their presidents in CNA and I physically called, I don't know,

110 or some extent. I retired. I physically called all of 'em cause we were in the process of setting up our own limitations. And that was really the most interesting background because I was surprised how few had any sort of limitations.

Speaker 8 ([00:36:32](#)):

Well, and people always ask, can't we get these into the documents so that the ownership doesn't have to, because we all know it's very, very difficult to run a vote and get something approved. Typically, I think developers are not inclined to include those because it reduces the pool of potential buyers. So that's why I think we typically don't see them upfront in declarations, but certainly something to suggest to, I know they have to go through zoning and all of that. So maybe get the message over there. So if you have any other questions or want any more information, my information is at the bottom. And if you're interested at all, I know I mentioned CAI, the Community Association Institute, we're doing a larger legislative overview in June. So if you're interested in that, we'll be talking about all the bills that were proposed this year. There were quite a few of them and where they're going a lot about covenant enforcement and things like that. So thank you so much for having me.

Speaker 1 ([00:37:45](#)):

Thank you again, Kelly, very much. And if you did not get this handout from the back, please make sure you take one before you leave this evening. We are going to switch gears just a little bit. Usually what we do is we go around the room and have you state your name and your HOAI think I'd like to do that now for two reasons. One of the purposes of CA is for HOAs to network together. So that's one of the reasons. And I also think with Ryan being up next on summer projects and road paving, if he knows which HOAs are represented that might help him discern which road paving projects are happening and affect you all immediately. So why don't we start here and just go ahead and state your name and your HOA and if you could speak loud enough so our audio guy can pick it up too. Thank you.

Speaker 10 ([00:38:40](#)):

Kevin Burns, Bramble Wood down at 96th in town.

Speaker 5 ([00:38:46](#)):

Spencer Grover, Woodland Springs, hundred 16th and Keystone. Greg Stevens, water Wood of Carmel just south of a hundred 16th of college.

Speaker 9 ([00:38:55](#)):

Barbara Aiden, water Wood of Carmel,

Speaker 5 ([00:38:58](#)):

Jack Reinhard, VBar, Monan Lake. We're located at 101st North to 103rd right along the Monan Trail.

Speaker 13 ([00:39:09](#)):

Michael Rowe am at Spring Mill Ridge. So we're at Main Street and Dan Courtney with Kirkpatrick Management Company, Don Stein with CH Park. We're right next door to Street Park,

Speaker 11 ([00:39:27](#)):

The entry from Shady Grove I the Keystone.

Speaker 8 ([00:39:37](#)):

Hi, I'm Terry. I was born with Applewood Estates, which is just near hundred 16th in college.

Speaker 10 ([00:39:43](#)):

And Randy Zel Applewood Estates. Steve Ring with Blackwell Park, which is just west of the high school.

Speaker 11 ([00:39:53](#)):

I'm Debbie Staples, courtyards of Carmel 136 and Keystone. I'm Becky Kingery, courtyards of Carmel.

Speaker 14 ([00:40:02](#)):

I'm Liz Renolds. I'm the Community Association Lace. I'm with Epcon communities and we built Courtyards of Carmel. Terry Patterson with a prairie View, HOA at Maine and River Road Way East.

Speaker 10 ([00:40:20](#)):

I'm Chuck Karpinski with Clay Springs Subdivision. That's right off Clay Center Road between Maine and

Speaker 15 ([00:40:27](#)):

116. I'm Dave Orchardng, also with Clay Springs from the same place as Chat's neighborhood.

Speaker 14 ([00:40:33](#)):

Susan McClean with Cool Creek Estates 126 and Keystone just east of Keystone.

Speaker 11 ([00:40:40](#)):

Angie Bagnoli 126 and Gray. I'm in Brookshire Pines. Barb Cost Westwood Estates, hundred 41st and Town.

Speaker 16 ([00:40:51](#)):

Mikey Collins, hunters Flynn of Carmel Drive right next door to the 5 0 2 Event Center. Does that cluster?

Speaker 6 ([00:41:00](#)):

Jerry Valentine? I'm also with B Onan Lake.

Speaker 1 ([00:41:04](#)):

Darla Wilson Wood Park, hundred 16th and Guilford.

Speaker 11 ([00:41:08](#)):

I'm happy Cher Wood Park right across from Applewood.

Speaker 9 ([00:41:14](#)):

Jill Gardy and I live in Williams Mill, which is on spring between 16th and

Speaker 12 ([00:41:24](#)):

I. Carol Riley. I'm also with Water

Speaker 11 ([00:41:38](#)):

Cardinal Mark Campbell Creek Village Village Creek.

Speaker 15 ([00:41:54](#)):

Rick Christensen, cherry Creek Estates at Hazeldale and Cherry Creek Boulevard just south of 1 4 6.

Speaker 10 ([00:42:03](#)):

You got

Speaker 1 ([00:42:03](#)):

Everybody? Yep. Thank you so much. We're very well represented this evening, so thank you again. Oh yes ma'am. Have a question. Is there a map that shows where all of where That's really interesting that you should ask that because I know that our GIS department is creating a map for the parks department that lists all the HOAs, so Right, they're putting that together. I think Street department. Are you working with Terry Crew camp on that as well?

Speaker 7 ([00:42:37](#)):

We already have that. I believe it's actually on the Carmel GIS viewer. If you go to Cool, pull up the Carmel guys door, which has a lot of our assets in the selectable. If the neighborhoods are not on there, I'll talk to the person who's in charge of that and I'll actually get those out. But I think those are a viewable label on there. If you could roll website.

Speaker 1 ([00:42:59](#)):

Do you have the neighborhood listed once the HOA is put in place and established? Is that the way you guys update? I thought it

Speaker 7 ([00:43:09](#)):

Gets updated when every time it's approved. So if you look at downtown Carmel, there's a bunch of neighborhood neighborhoods where it's two homes next to each other. But yeah, all the main neighborhoods, as soon as they're established through planning and zoning, they get put into our larger system. So you'll see neighborhoods that have two roads and no utilities. Or

Speaker 1 ([00:43:31](#)):

The easiest way for them to look at the website, GIS and the search.

Speaker 7 ([00:43:36](#)):

Yeah, if you go to the Carmel website, gis, it's

Speaker 1 ([00:43:39](#)):

Amazing. Actually

Speaker 7 ([00:43:40](#)):

Pull up the GS U or if not, it should be under the engineering tab

Speaker 9 ([00:43:44](#)):

And it does designate between neighborhoods and neighborhoods with HOAs.

Speaker 7 ([00:43:51](#)):

It does not. It'll do all neighborhoods.

Speaker 9 ([00:43:54](#)):

Yeah,

Speaker 7 ([00:43:55](#)):

Which is for when you're looking at most of 'em. Everyone except for the downtown Carmels or the random single street with three homes now instead of one we'll have HOAs.

Speaker 6 ([00:44:10](#)):

Jerry, did you have a question? I was just going to ask, so is every house in a neighborhood as designated, whether it's three houses or 300 houses,

Speaker 1 ([00:44:22](#)):

Is it designated whether it's an HOA, there's some neighborhoods that don't have HOAs. Is that mean

Speaker 6 ([00:44:27](#)):

Are just the little small ones or are there some big ones too that no

Speaker 7 ([00:44:31](#)):

Individual house. So with planning and zoning, they made a push to where if you're changing a single lot into a multiple lots, when they do that zoning, you designated a quote neighborhood just so that way if there's an easement for an alley that has been documents to where who's going to maintain it. So once that's determined there, those three homes are then required to maintain that alley or easement to city standards. And that's what binds those. So individual homes on hard 16 street that are associated with the neighborhood behind them, those are just the house and the unit

Speaker 12 ([00:45:10](#)):

Because

Speaker 7 ([00:45:11](#)):

They go out to the main road. So it's anytime you have to assign a group of people to pay for an asset, that's when they say tries to do us that way, it's fine for any new person that moves in that house, they now take partial ownership of that area.

Speaker 6 ([00:45:27](#)):

And I would imagine being a newer community that we've got a lot less of that than, I mean, I was just envisioning Indianapolis. I mean it would just be hard to categorize.

Speaker 1 ([00:45:41](#)):

Well Ryan, you have such good information. Why don't we bring you up and have you speak to the masses. Next up is Ryan mert. He is a project manager with Carmel Street Department and as we mentioned before, he's going to talk about rotating for the summer and some other projects happening.

And there is also a handout doubt. So if you'd like to follow, I can come around and bring this to you if you have not picked it up from the back.

Speaker 7 ([00:46:26](#)):

Yeah, I'll let everyone get settled from picking up the handout real quick and then I'll wait. I can bring as well fulfill my while. Actually while we're waiting, I'm just going to describe kind of what I do so everyone has a good reference of what it is. So I'm the project manager for the City of Carmel. I make all the multi-year plans for paving road maintenance, path maintenance, our striping bid that we put out, all those things that try to make those multi-year plans by going assessments. I'll go more into the assessment process for those.

([00:47:04](#)):

I do that, I take it from estimation bid contract all the way through completion of project with my two inspectors, doing a lot of the grunt work for me along the way, which is really nice. But that's overview of what I do. Now we'll kind of go into what the street department actually does. This is obviously downtown Carmel. Every label is something that we maintain on here and there's stuff missing so that we could actually see the whole photo, everything inside the right of way that the city owns. We maintain. I'll go into kind of how there varies from main roads to HOAs. So main road, everything curb to curb is ours or from right way to right away, that's ours to maintain when it comes to the HOAs and neighborhoods, which is going to affect you. Everything along main thoroughfares we maintain. So maintain signage, sidewalks on the outside of yours or most of 'em are bike paths, multi-use pass.

([00:48:05](#)):

Now we maintain those. You've seen this year we've got a bigger push for snow removal where we did additional sides instead of between both. We tried to get all of our paths done this year, which was pretty big improvement. And then for some of your HOAs, it varies for internal signage. Obviously if you have decorative posts or any of those, you guys are maintaining 'em. If you were billed originally with our specifications and there's some leniency there, we do the maintenance of those signs. And then most of all light poles inside there obviously are Duke. They do all the maintenance on 'em, repairs, any of that stuff. And bill you guys directly inside your HOAs obviously. Let's see here. Yeah, let's go here from curb to asphalt, we do all the repairs for that. Make all the repairs on the curb as they come in. We normally only do those when we're actually doing paving so that way we don't cut out asphalt. And we have an area that's going to pop in the future and I'll go more into the full paving process for you guys in a few minutes. And then sidewalks and all of those inside your neighborhoods are homeowner or HOA responsibility based off of if they're in front of a home. And that's based on city ordinance that we have here.

([00:49:25](#)):

We'll go to the next one. So obviously right of way ver talked about road and trail maintenance, snow removal, landscaping out of right of way additional things. We do the street department and Carmel is more of a public works and they are dedicated street work every day. So we also set up and tear down for all the city owned festivals. We maintain the fountains that we have throughout the city as well as the green space surrounding, and then all of the exterior of city facilities, parking garages and those items as well. And then there's about 30 more that I could list off. But when you look at our breakdown, we have eight, four minute eight crews and each of 'em have about 10 things assigned to 'em. So this list could go on forever.

([00:50:12](#)):

Paving schedule, this is the big one. In the next two weeks we're going to release the formal news release. So if you are following the Carmel Connect email every Friday, you guys will get that. We'll have that official list come out in about two weeks and that's going to be the thing you guys care about the most,

whether you made it or not. Some of you I know have already, we've actually already started the concrete work. The mayor and council this year got us an additional funding through the road tax, which some things happened, but they still got us all the funding for it. So we went up from 5 million to 8.6 million, which is obviously a huge jump with that 8.6 million. You can see those percentage of change where we went from 71% of main roads and last year was a little bit main road heavy.

(00:51:01):

Over a five year period we average out to about 60% inside of HOAs and then 40% on main roads. But with that additional money we had 42 58. We have still some money to bid out that we wanted to add on to a little bit later. We wanted to see how the rest of the freeze stall cycled happened because we bid this project, it went out for bid January 6th, so still middle of winter. So we left some money. So we can make changes to this. We're expecting this to be about 65% for HOAs neighborhoods, non main roads, which is a big part. But going into the assessment of the roads, we use a company called Street Scan. They have a car, has a laser, a bar on the back that shoots lasers and everything's laser measured for width, depth and raveling. Levelness of the road takes all that information in and it gives us back a PCI score, which is payment condition index. If you have a zero, your road's completely destroyed, it's like a gravel road. Or worse if you're a hundred, we just got the ruler just rolled off of it and you're good to go for the next 20 years or 25 years or 30 years depending on it.

(00:52:18):

But with that we've been able to go from a subjective system where we had 10 individual people driving different areas of the city rating it to this objective. This is a number. This is based off of the amount of cracking, the severity of the cracking in your area. And with that we've had two scans. We had one in 2022, a second one in 2024, we do every two years because we use our degradation model between those two. And with that, we're able to determine those areas that are falling off quicker that need to be addressed as well as knowing exactly what defects are there. Because when I get the map, I can look at any roading neighborhood and see every single defect. You will see. We see management sections and not neighborhoods. And the reason for that is both you guys in your very small neighborhoods where you have 40 homes and then the people, I'm going to use West Clay as an example.

(00:53:19):

West Clay is 300,000 square yards of asphalt. The average neighborhood in Carmel is 60,000. So they are so much larger that we've actually had to create a model and they're not the only ones. There's three or four of 'em that are well over a hundred thousand that really throw out the number to where what we've done is we've paired areas with light ratings and size so that the average across the city is very even. So I know we have Spring Mill Ridge here and spring mill streams I think was also here. Is that right? No, just you. Yeah. Okay. So we're doing about half of their neighborhood because that's the management section. So we're taking the two worst areas that were rated way worse because we already had done half of theirs. Our goal is to do whole neighborhoods when possible, but we want to group it up so we limit our mobilization, which is just an endless fee for someone to show up, unload equipment, and then haul it off at the end of the day. So we're trying to save money with all those things, but we're able by able to do management sections, we've really cut costs and accrued the amount of work we're able to do.

Speaker 9 (00:54:31):

Does that survey, does it include curb degradation?

Speaker 7 (00:54:36):

We do not include curb in it. Okay. We assess curb when we're doing it, but I'll go over that in just one second. I think it'll be easier. So with the manual sections, we also do an average weighted rating based off of the score per square yard

(00:54:53):

And average that out for the neighborhoods. So that way we're getting an average as well as we look out for outliers because we know in the past, some of you probably know you had one road or two roads done in your neighborhood instead of your whole neighborhood when it was done. We're trying to correct that to where we're doing whole neighborhoods, but while we do that, we're going to have to go and catch up those roads that were missed before, but we're trying to eliminate that from happening. We don't want to do the main drive down your Rio this year, two years later, do two cul-de-sacs the next road, do two more cul-de-sacs because it's annoying for your residents to have trucks coming in and out all the time. It's annoying for everyone. Just why isn't it all being done? Yeah, it's not the worst all the time, but it gets you the best product and a more homogenous product instead of those cracks that are going to break out and have the same issues. Does anyone have any questions about minute sections rating? Yes.

Speaker 10 (00:55:53):

How often do you do the scans?

Speaker 7 (00:55:54):

Every two years. Two years. Every two years. This is the actual paving map. This is the last five years. You can stare at it. It's really small. Like I said, we're going to do the news release where we'll have the map out there, which will be able to be seen as well as a full list of all neighborhoods. And there we included the whole five years. Because we don't focus on, we try not to focus on just spreading it out. So corner of the city has something at the same time. Because as you know, obviously this area, there's a lot of work going on up here. We've had, that's an older part of the city, so if we try to spread out the money evenly, we'd be redoing stuff that doesn't need it and missing stuff that does. So I hate showing a one year map.

(00:56:43):

It looks like, oh, we're doing a lot on this side. Well, the previous three years we did these five neighborhoods over here, which kind of offsets it with the paving process if you haven't gone through it with us. Once your neighborhood selected me an inspector and the contractor walk the entire neighborhood, we mark all the concrete curb that needs to be replaced, that's broken or anything else. We take care of all that stuff at that point as well as we always upgrade all sidewalk ramps to become a compliant because it's a necessary and right thing to make sure we're not leaving. Some of the stuff you've seen done in different neighborhoods is very unsafe. Either putting people out into a road with no crosswalk across from it or anything else. So we address all those concerns right when we do it and we do the sidewalk directly touching there so we can get a proper grade to make sure it's safe for everyone. And we don't have anything unsafe in any neighborhood that we're leaving. Follow that out normally two to four weeks later, then the milling comes through, it takes 'em depending on size of the neighborhood, normally one to two days followed by one to two days of paving and then we're out and you don't have to hear from us and your neighborhood's quiet again.

(00:58:04):

That is everything that I had. I know you guys have a lot of questions. I will say if you have a question about will my neighborhood be paved, I have cards, you are more than welcome to email me and I'll answer that. We can go through that all day. But yes sir.

Speaker 15 (00:58:19):

Our neighborhood was paved maybe seven or 10 years ago. I don't remember exactly. And I don't know anything about paving, but I know after they did the milling, we had 20 years worth of cracks that were pretty good. I've seen other communities go in and fill in, after you do the milling, you go and fill the base

in. They didn't do that in our neighborhood. I don't know if you do it anywhere else. I'm sure it's a cost factor, but in my mind I was like, that's going to crack again in a year or two. And sure enough, it cracked again in a year or two. And I know Carmel doesn't seem to fill cracks. I don't know if they're ugly or what. I know Keon Avenue looked horrible after they filled up the cracks on it, but I just didn't know if you guys did anything to do it so that the crack doesn't appear in two years or

Speaker 7 ([00:58:59](#)):

So. There's two different types of cracks. Yes, we are addressing that differently. We're using a better tack, which is the binder between the asphalt and the base as well. As we're looking at some of those cracks, depending on how it's deformed, we will do an additional, a deeper mill and fill that in while we're doing it. So we have changed those processes in the last couple of years as well as we did start crack sealing our roadways and including neighborhoods. I know people don't love it, but for that maintenance, for paving budget, \$5 million last year to crack seal, the exact same amount of lane miles was \$90,000. And on average we're finding from surrounding municipalities that are doing on our roads that are appropriately aged, not to the point where you're doing it and it looks like every little inch is covered in crack seal.

([00:59:51](#)):

If you catch it three to four years, three to five years after it was paved, we're seeing 20, 30% extension of life on that asphalt as well as it keeps those cracks, especially the transverse from curb to curb from starting to sink, which gives you the as you drive to neighbor, which is the most noticeable one. So we're finding that reduction in the surrounding community. So we started doing that last year, so we are addressing those because there was a time period where based on the funding we had, we couldn't do anything additional. While we're doing it now, we build in a buffer to be able to make those changes and add those corrections as we go.

Speaker 15 ([01:00:28](#)):

I've seen other communities too, like use a liquid surface to basically seal and several years, and I think they tried it on one of the roads like 15 years ago. I remember seeing it. But do they do anything like that or extend the wing?

Speaker 7 ([01:00:41](#)):

Yeah, so we started doing that first neighborhood was three years ago. It was the person from Cherry Tree Estates. We did half of that neighborhood. We've now done on three neighborhoods so far. That's another one. We're catching it because before you put that seal coat, we're using Liquid Road, which is what it's called from SealMaster. Theirs has a sand texture in it, so it keeps you from slippage or wearing out over time. It extends life much more than just normal seal coat. We started doing that and we put that the problem is you have to catch it before you get any sort of block or alligator cracking, which is either the block's about that big or the real small one's about there. If not, you have to make all the milling repairs to those areas. So we've started experimenting with that and we've kind of found our sweet point of after we do our crack seal at year three to five, trying to hit some of those neighborhoods that have the biggest traffic or have curbs or drainage areas that are right in corners. Those always seem to be a weak point prior to turning those neighborhoods to be done with that product. So we're forecasted to do I think another three to four neighborhoods this year. Again with that product. I know Wood Park, someone from here, from Wood Park. Yeah, wood Park. The roads, we didn't get paved last year. We'll be doing that product on because those other roads ratings were significantly higher. So we plan on doing that this year as well as two other neighborhoods. Yes.

Speaker 14 ([01:02:22](#)):

I have a specific project I want to ask you about because it affects us real directly, 120 sixth Street Bridge over Cool Creek, and you guys are estimating 180 days and I already have people in the neighborhood panicking because the school is right there and you're going to shut us off from the shopping needles and CVS and everything. We'll all have to go around. When do you think you're going to actually, because they said if they're not going to start it until the end of the summer, that takes us blocking all through school.

Speaker 7 ([01:02:56](#)):

Yeah, so I'm going to say this, unfortunately that is a Hamilton County project. They own that bridge. We do not. They've already started the tree removal, so I expect them to start pretty soon at the end of May, but that's all secondhand information.

Speaker 14 ([01:03:16](#)):

Okay, so we don't yell at you is what you're trying to

Speaker 7 ([01:03:19](#)):

Tell me? Correct. You can call and yell at me and I'll give you the number of who you need to call to yell at more, but yeah, unfortunately we have no control over that. Okay. The one project I do want to mention was any, I didn't hear anyone from the hundred sixth and Keystone Area. Right. Everyone was hundred 16th Street or 98th Street, is that right?

Speaker 12 ([01:03:41](#)):

Hundred sixth is the south side of Williams Spring.

Speaker 7 ([01:03:43](#)):

Okay.

Speaker 12 ([01:03:44](#)):

Well,

Speaker 7 ([01:03:45](#)):

So that Keystone and the hundred sixth Street Bridge that got hit by the truck that is expecting to start the first day of May. As we currently sit, we will put out information to next door to make sure everyone in that area gets directly notified by that of when that's going to happen. That will have a single lane closure on a hundred sixth Street during work hours and we're expecting night work for at least the first three to four weeks so that we reduce that amount, but we'll make sure next door is aware and that one's decently far away from least to closest home to where we're trying to minimize that impact. But that's going to be a big one. I had the Preconstruction meeting, that's why I'm saying May 1st as of right now. Let's see if it changes. Yes ma'am.

Speaker 16 ([01:04:32](#)):

Ryan, what is the plan for the roundabout proposed roundabout at AAA way on Carma Drive?

Speaker 7 ([01:04:39](#)):

So I don't know where that last delay was that engineering is planning that project and I knew there were utility issues, especially with Duke with the overhead power pole. There's one kind of right where we

needed to be moved, so I think they just didn't get confirmation on when that's going to happen. So they're assuming it's delayed, but they'll put that out on the press release if you sign up for that. Those Carmel connections come out there too. And the Carmel connection,

Speaker 16 ([01:05:07](#)):

Which is going to come first, that tear out of 5 0 2 and the apartment building with 850 units there or the aa, the roundabout.

Speaker 7 ([01:05:15](#)):

My guess AA way, yeah, my guess AA will be first.

Speaker 16 ([01:05:19](#)):

Pardon?

Speaker 7 ([01:05:19](#)):

AAA away. It'd be what I'd say right now.

Speaker 16 ([01:05:22](#)):

Okay, thanks.

Speaker 7 ([01:05:23](#)):

I say it right now. Yeah.

Speaker 5 ([01:05:25](#)):

So when you're going through repair curves, are you milling down below curves and bringing it back level? How are

Speaker 7 ([01:05:37](#)):

You doing? So that'll be neighborhood to neighborhood. Your specific neighborhood. We're not going to be able to, the asphalt made had too much damage to most of 'em are that way, and that was a lot of the problem with County was very big into doing that when they had 'em before we annex to or annex everyone to Carmel, that was kind of their thing to save money on the milling cost. And so some of 'em, we found that they've even milled into the curb. So we have to figure out what to do. Your neighborhood, we're not going to be able to.

Speaker 10 ([01:06:10](#)):

So it's going then the PAVE curve,

Speaker 7 ([01:06:14](#)):

Correct? Yes. Yeah, we'll put a little bit more than what they had. They had. They're really thin. We'll put a little bit thicker so it holds up a little better than it did before. But yeah, we're going to have to go back in with your neighbor. But the goal is we try to pull it out if at all possible. If everything's not damaged too much, that's our goal.

Speaker 13 ([01:06:29](#)):

So all millings at once and then all taking

Speaker 7 ([01:06:33](#)):

Correct

Speaker 13 ([01:06:33](#)):

Curbs, fixed everything getting billed and then everything getting

Speaker 7 ([01:06:38](#)):

Fixed? Yes. Yes.

Speaker 9 ([01:06:42](#)):

Path question, the hundred 16th Street path, the new one, is it going to be on the north or south side?

Speaker 7 ([01:06:50](#)):

North side for the most part. I think there's a couple right away where it might switch on parts of the intersection. But I know the primary one is going to be north. Yes.

Speaker 15 ([01:07:03](#)):

When you were shown what the city is responsible to maintain, you said from the path basically to the street, we have a strip of grass here. There. We've always had to maintain it. I drive by other places and the city's mowing that area. So is there someone we're supposed to contact and say, Hey, you haven't been maintaining your property for the last 20 years?

Speaker 7 ([01:07:22](#)):

We try that. I'll say that there were some neighborhoods that somehow through the zoning process they got approved for us to do it. Some of 'em didn't because hundred 16th Street and Shelbourne I think is a prime example. That neighborhood has an acre and a half or two acres of property. They mow all of it. All we do is one pass, pass the sidewalk and that's pretty much it. And so that's our kind of rule as normally it's at the sidewalk or right at it. If it's a path on a main road,

Speaker 15 ([01:07:53](#)):

You guys are so we have to maintain it even though it's your property.

Speaker 7 ([01:07:58](#)):

Correct? It's your property. It's our right of way.

Speaker 15 ([01:08:02](#)):

Well, not on the map, it's technically your property. One other thing I wanted to bring up on the street signs, we had an issue probably three times in the last five years where we were annexed in years ago, but we have what the street department labeled fancy signs, like the luminal poles and stuff. But we had one knocked over, somebody was having a diabetic episode and drove into our neighborhood and knocked over a pole, did a bunch of damage down, placed on a road, crashed into a ditch at Ditch and 116. But when the police department was called, they wouldn't give us a report. They said, it's not your property, it's the street department's property. But we knew that they'd been installed years ago and I mean it's a \$1,500 sign. So we had to go through, have the property manager try to track down what the color of the car was that crashed into the ditch down at Ditch on hundred 16th Street because the officer wouldn't give us a report, wouldn't give us any information.

(01:08:59):

Same thing happened when one of the Carmel buses backed into one of our streetlights. We had put 'em in, but now apparently they're run by Duke since we were annexed 20 years ago. But again, they didn't want give us a report. Finally, after saying, I just went through this six months ago, had advised \$1,500 sign, the officer gave me a case number, which then I gave to Duke, and Duke is very happy to have it, but it might be something because in all three situations, and I know there's two officers sitting here, so I don't want to make you mad because in each case they said, oh no, this isn't your property. You don't need to do anything. This is the street department. When I called the street department, they said, no, that's yours because it's a fancy pole, unless it's like a whatever it is, three inch square black that you see on the speed limit signs. He said, that's yours. It's your responsibility. You need to get a police report, you need to get the file, claim, whatever. So there's a little bit of a disconnect there. That might be something that Kelly you want to address at a future meeting or with the, because we only have 52 houses and I dealt with it three times in a couple of years. So I'm sure it happens other places too.

Speaker 1 (01:10:02):

Is that a good call for Department of Community Services?

Speaker 7 (01:10:07):

It could be. It probably just needed to make sure it's defined on what's private and what's public. We have all of our stuff in our GIS system, we have everything labeled. So just figuring out, making sure we confirm ownership.

Speaker 15 (01:10:22):

Well mean when I called, the guy said, go out on the main road, you see the speed limit sign. See the square two, it has the holes in it. If it's that the city of Carmel owns it, if you want us to come in and tear out your fancy ones and put those in, we will. But if not, you're on the hook for it. And so like I said, it's just one of those where the communication, I felt like I was being a burden asking, even though I knew we owned it on the street streetlight, we weren't sure until Duke arrived and the guy looked it up and he said, oh no, on the map we own it now. But by then we had already talked to the bus garage and they had video of the bus vacuum into it and everything. But like I said, it's happened like three times and each time they were like, no, leave me alone. We're not dealing with is kind of, no offense.

Speaker 1 (01:11:06):

Would that be helpful to have Department of Community services speak at the next June meeting?

Speaker 15 (01:11:10):

I mean, like I said, it's happened to us three times, so I'm sure it'll crop up with other people.

Speaker 7 (01:11:17):

And I will say for everyone who has light poles inside the neighborhood, duke, their website, they actually have, they have a map where you can report an outage. So you don't have to go the extra mile to do that too. But yeah, I definitely understand your frustration. We'll definitely talk with everyone about it because we can talk internally and get that figured out. That's what, yeah, it's always tough. I definitely understand. That would be very frustrating. Be like, no, you own it and then you're getting told you don't. But

Speaker 15 (01:11:48):

Well, and the only way we could track it down then was the car came out of our neighborhood, hit something at Jackson's grant, hit something at the school, went around the roundabout at hundred 16th and Clay Center the wrong way, hit something there and then crashed into the ditch she ditch and a hundred 16th. And it just so happened that one of my neighbors drove over there to see the accident scene and saw that it was a dark blue Buick, which is what we use to track down the police report four days later.

Speaker 7 ([01:12:14](#)):

Anyone else have anything? Nope. Perfect.

Speaker 1 ([01:12:26](#)):

Thank you. Just a couple more things. Don't forget to sign up for the newsletter. This is really helpful. It includes a lot of information that we might not cover at CN or your HOAs might not know. For example, from Carmen Utilities, Republic Services, landscape debris pickup all through April, all through May you get 20 bags or bundles of landscape debris picked up free. You just put it out with your trash and recycling cart every week and you get 20 bags or and or bundles per week for free. That's not an extra charge for you. And that's every April and May. And that also happens October 15th to December 15th. So that's on the Carmel utilities.com website, but it's also something we put in the newsletter, the e-newsletter, so you're aware of that. And also another thing that you might notice beginning, I believe it's April 7th, the spring hydrant flushing that's provided through the water distribution with carbon utilities.

([01:13:37](#)):

I apologize. They are starting their spring hydrant flushing April 7th, which helps the Carmel Fire Department, so we don't have clogged hydrants. And they'll start from the east side of Carmel and go all the way west. It takes about four weeks because there's 3000 hydrants that they need to flush. And then after that they'll go through painting the hydrants after they flush them. So just a couple more things to add, reasons to add your eNewsletter to your list of tasks before you leave here this evening. Some other things you'll notice, some handouts. Volunteers are always welcome at any Carmel event or festival. And we have some really good festivals, some new and some festivals that we've had for 10 years and those will start coming out in May and you'll get word of that. I'm just trying to think of any other housekeeping items I have or any questions that anybody has for we get Don

Speaker 13 ([01:14:42](#)):

Comment on Republic Price

Speaker 1 ([01:14:44](#)):

Services. Yes,

Speaker 13 ([01:14:45](#)):

Because I've had issues with this. For our neighborhoods, a trash can is not supposed to weigh more than 50 pounds, otherwise they do not have to dump it. Now you think about the weight of the trash can, a little bit of trash. It will go beyond that. We've also had issues, not recently, but in the past where these bags, they will not pick 'em up the trash can.

Speaker 1 ([01:15:07](#)):

The bags for the landscape debris,

Speaker 13 ([01:15:09](#)):

Yes.

Speaker 1 ([01:15:10](#)):

Really?

Speaker 13 ([01:15:10](#)):

Yes. I'm not saying,

Speaker 1 ([01:15:12](#)):

Oh, no, no, I believe you. I believe you.

Speaker 13 ([01:15:13](#)):

But we have had issues like that. And also you keep track of if there is a hydraulic leak on your tri truck, call 'em up. They'll come out and they will clean the pavement for Ryan because we've had a lot of hydraulic oil leaking by the truck. So

Speaker 1 ([01:15:31](#)):

Just for reference. Right, right. And also another complaint we got that somebody was very upset that red paint was spilled all over their neighborhood and they found out it was a neighbor that painted one of their rooms red and didn't close the can. So please know to close your paint cans and let them dry up before you put them inside your trash cart

([01:15:58](#)):

Unless it's dry. If it's all dried up, it can go in your trash cart. Yeah, I think that's it for us. Does everybody still enjoy the six to 7:30 PM CNN quarterly meetings? Okay, so that works for everybody. I know we talked about maybe having one meeting per year, just be on a Zoom call, but everybody really likes the networking and getting to know each other. Okay, that's great. Thank you to Colonel Peace Department once again for hosting us. Thank you. Our next meeting is June 3rd and the location has not been confirmed yet. And I also have, and we can send this out via email. We also have tentative dates of Tuesday, August 12th and Tuesday, August 21st rather for the third quarter and the fourth quarter CN meetings as well. And we'll send those to you. So again, that's the next meeting is June 3rd location to be determined. Tuesday, August 12th and Tuesday October 21st. Those are being nailed down right now, but I think we're pretty, and that's also CSPN. So we have our Carmel Small Business Network meeting at noon time and then our meeting in the evening. So anybody, yeah,

Speaker 6 ([01:17:37](#)):

I just had, do you have information on for every HOA or not how many neighborhoods there are?

Speaker 1 ([01:17:46](#)):

So our list is based on the attendance of CA. We're not allowed to go out and get information from HOAs. So anybody that attends CNA and signs up, then we have their info and we can't even share the info. It has to go through a public records request through our legal department to even share the HOA info.

Speaker 6 ([01:18:10](#)):

So you can't even ask Kirkpatrick who is in charge of the Carmel neighborhoods that they have.

Speaker 1 ([01:18:17](#)):

Well, if I needed to give him something to send to HOAs, Kirkpatrick has been really gracious in sending this out in a Kirkpatrick newsletter or something like that, but I can't contact HOAs. But Kirkpatrick can forward information,

Speaker 6 ([01:18:34](#)):

Send the information to you, their names to you.

Speaker 1 ([01:18:38](#)):

Well, and that's helpful. If people are willing to share their HOA info and their names, and I always take it, sometimes I'll get about two or three names a week saying, Hey, I wanted to let you know Plum Creek president retired and now we have a new one.

Speaker 6 ([01:18:56](#)):

Yeah,

Speaker 1 ([01:18:56](#)):

Yeah.

Speaker 6 ([01:18:57](#)):

I mean, because you would think that plenty of other neighborhoods would benefit from this.

Speaker 1 ([01:19:02](#)):

Right? Well, and CNN was started 23 years ago, so there's always changes. We're always updating our list. So yes, if you have information, I'm more than willing to take that. And then that invites them to this event, which I feel is if you agree, it has been helpful to our HOAs too. All right. Anybody else have any questions? Alright, thank you so much. Please take cookies. Please take some cookies and coffee with you and.